



INTERNATIONAL AVENUE

5115 17 AVENUE SE

FOR LEASE



PROPERTY HIGHLIGHTS

- Multi-tenant, redeveloped retail shopping centre in the community of Forest Lawn
- 5 CRUs available: starting at 1,443 to 2,744 sq. ft.
- 30,000 - 40,000 vehicles per day along International Avenue and 52 Street NE
- Anchored by Sobey's, Calgary's first Planet Fitness and Dollarama
- Developed, owned and managed by Telsec Property Corporation

Lisa Ha
403-203-3882
lisa@telsec.ca

www.Telsec.ca
TELSEC PROPERTY CORPORATION

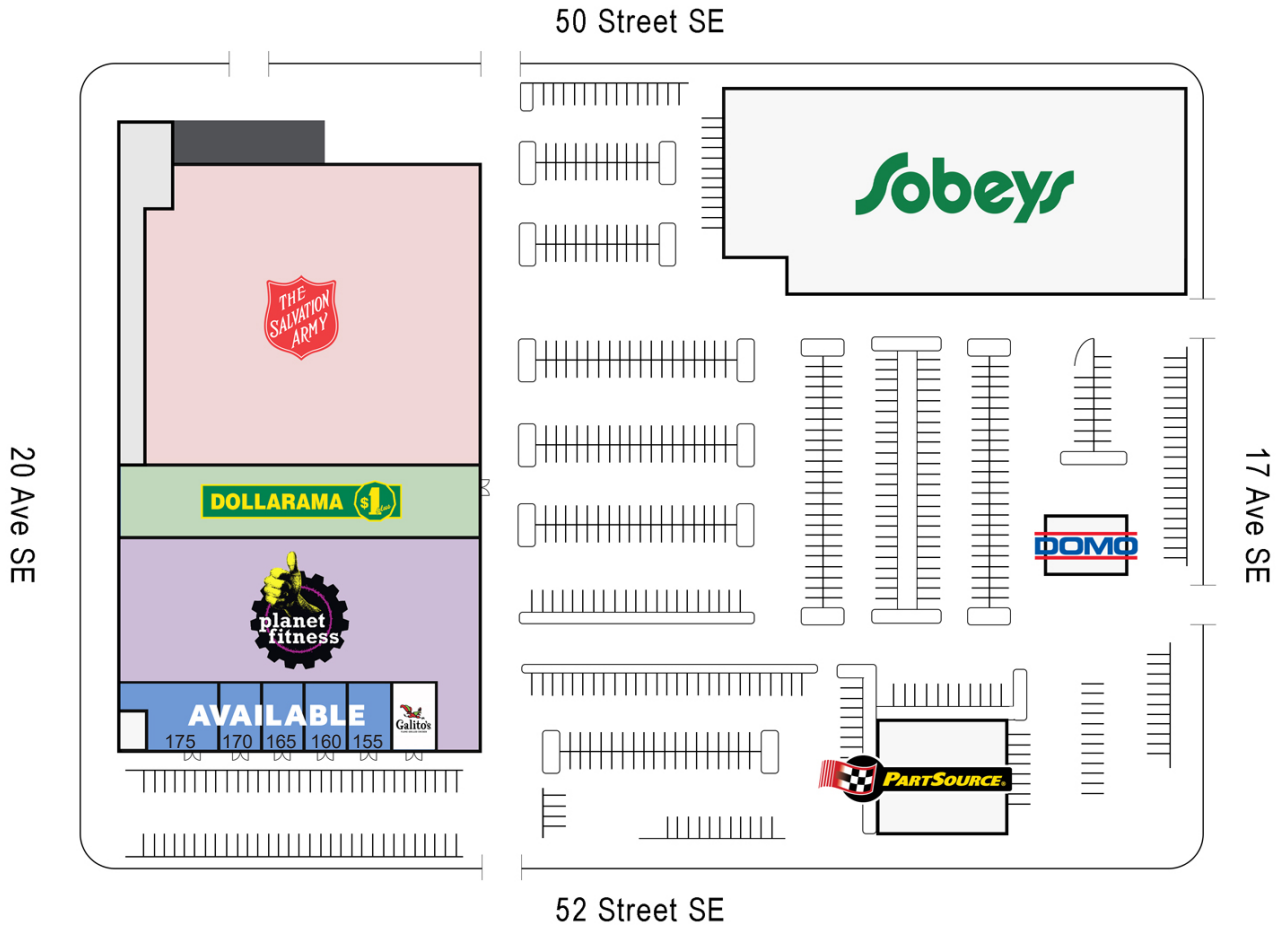




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SITE PLAN



AVAILABLE UNITS:

- Unit 175: 2,744 sq. ft.
- Unit 170: 1,443 sq. ft.
- Unit 165: 1,443 sq. ft.
- Unit 160: 1,443 sq. ft.
- Unit 155: 1,443 sq. ft.

OPERATING COSTS & PROPERTY TAX: \$11.44 per sq. ft. (est for 2024)

LEASE RATES: Market lease rates

PARKING: Over 500 stalls available

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LOCATION



> [VIEW ON GOOGLE MAPS](#)

NEARBY AMENITIES

- Sobeys (50m)
- Rona (100m)
- McDonald's (800m)
- Tim Hortons (850m)
- No Frills (1km)
- Part Source (50m)
- Domo (50m)
- 7-Eleven (300m)
- Calgary Liquidator (550m)
- Bob Bahan Aquatic & Fitness Centre (900m)

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