



REAL ESTATE (CENTRAL)



**3611 | 17 AVENUE S.E.
CALGARY, ALBERTA**

High exposure retail building and land available for sale on International Avenue (17 Avenue SE). Fully leased including national tenant Subway. Location affords great access to downtown Calgary and is a great holding property with future potential.

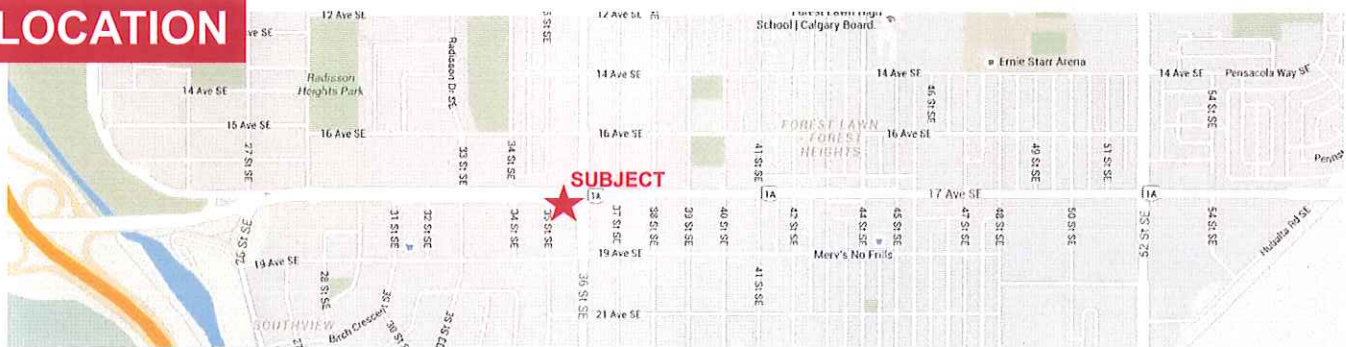
Joe **Viani**
— REALTOR® —

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LOCATION



Address.	3611 17 Avenue SE
Legal.	P5660GG B1 L3
Zoning.	C-COR1
Lot size.	17.37 x 39.62 (+/- 685 sqm)
Building size.	+/- 3850 sqft
Parking.	+/- 6 rear stalls plus street parking
Property tax.	\$ 11,080.85
Gross income.	\$ 86,771.88
Price.	\$ 1,385,000.00



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