

ARLINGTONST
GROUP

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THE FIFTH

📍 608 17 Avenue SW
Calgary, Alberta

*Prominent retail opportunity in the
heart of Calgary's premier 17th Avenue
retail corridor!*



SNAPSHOT

- Rare opportunity in the heart of Calgary's vibrant 17th Avenue retail and entertainment district
- High-profile location with exposure to over 31,000 vehicles per day along 17th Avenue SW
- Steps from more than 400 shops, restaurants, and services along Calgary's premier retail corridor
- Exceptional pedestrian traffic passersby along 17th Avenue SW and Fifth Avenue SW
- Convenient access to metered street parking and nearby underground parking
- 52 residential units above providing a built-in customer base

THE DETAILS

Area	1,355 sf
Rate	Market
Additional Rent	Est. \$29.00 psf
Term	10 Years
Availability	Immediately

266,570
Daytime Population



31,000
Vehicles Per Day



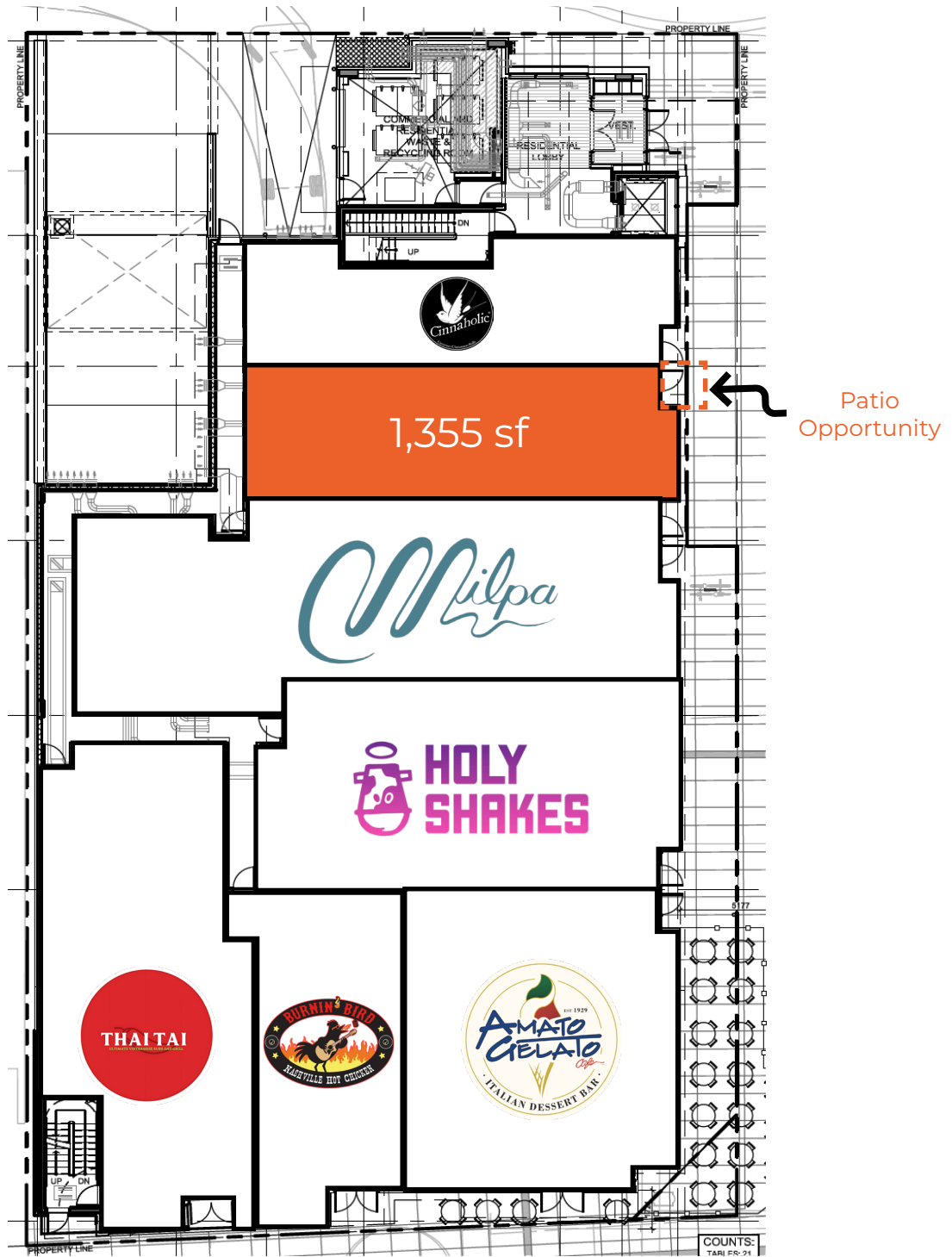
\$121,997
Avg. Household \$



VISUALS



SITE PLAN



Leased

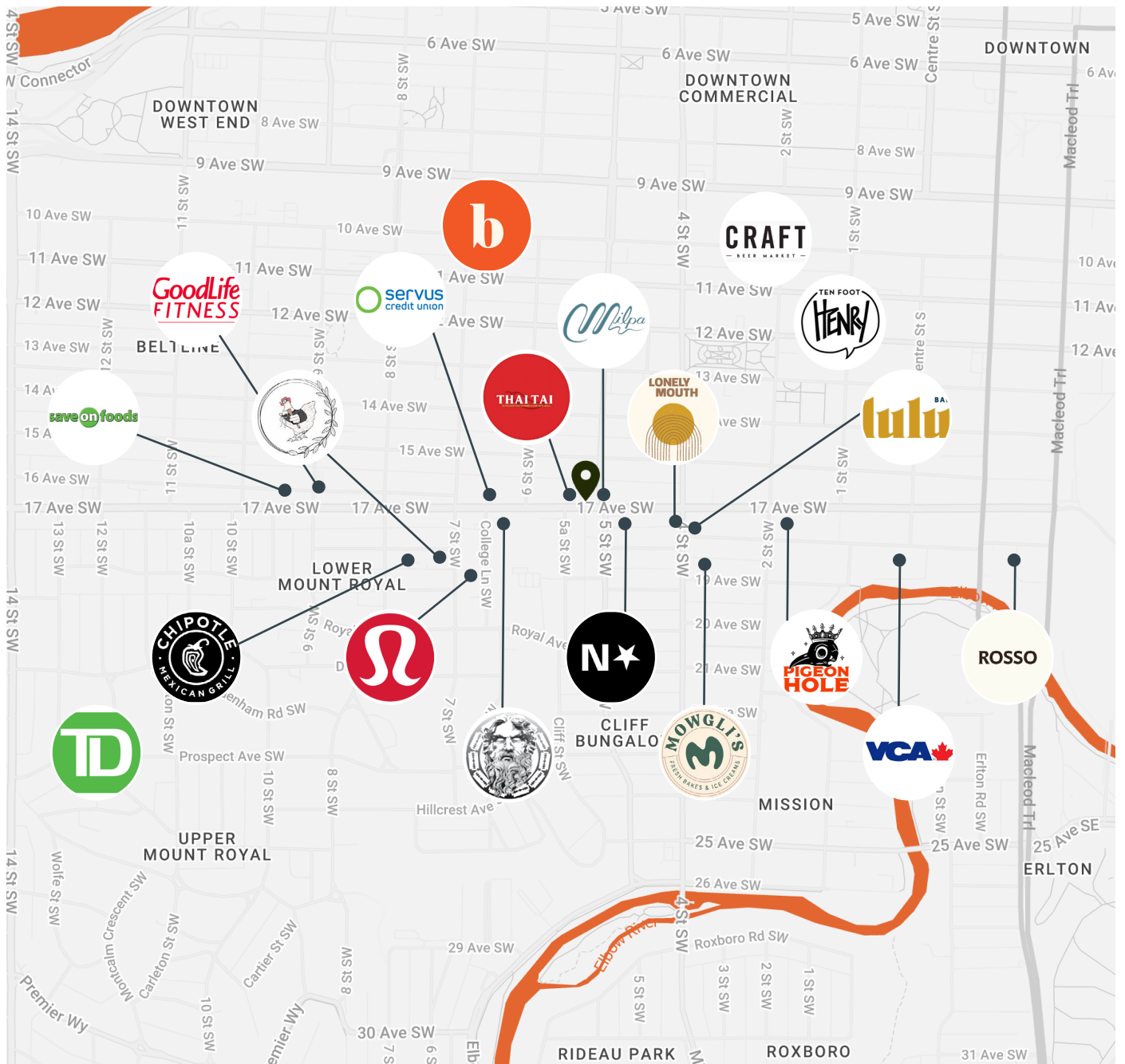


Available



Under Offer

PERKS



A landmark destination in Calgary, 17th Avenue SW blends vibrant retail, culinary experiences, and nightlife into one iconic street.

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OPEN BY NATURE. CONNECTED BY DESIGN.

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