

FOR SALE – 4402 - 17 AVENUE SE

OWNER/USER OR INCOME

RESTAURANT PROPERTY

WITH MULTI-FAMILY DEVELOPMENT POTENTIAL

SMI

**COMMERCIAL
REAL ESTATE**



Property Highlights

- 2 storey building on 17th avenue southeast for sale
- Main floor is leased to a restaurant and lounge, 2nd floor has 8 apartment units which are fully rented
- Corner property with two vacant sites behind the building used as parking lots
- Building available with existing restaurant and lounge tenant or available with the main floor vacant
- Priced below replacement cost



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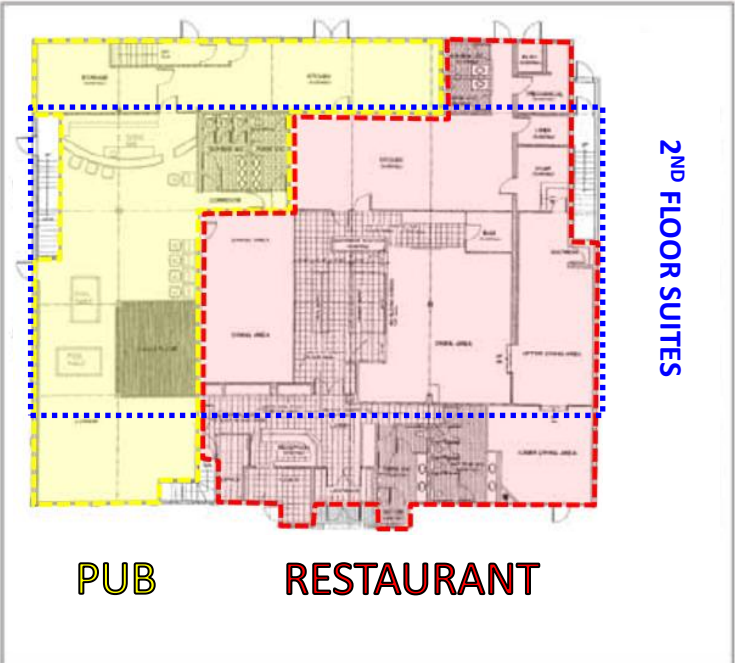
FOR SALE

4402 - 17 Avenue SE, 1726 - 43 Street SE, 1727 - 44 Street SE, Calgary, Alberta

Property Description

Building Area:	
2nd Floor Apartment (8 units)	5,500 sq. ft.
Main Floor Lounge & Restaurant	9,646 sq. ft.
Lower Level	<u>2,434</u> sq. ft.
	17,580 sq. ft.
Land Area:	
4402 - 17 Avenue S.E.	10,053 sq. ft.
1726 - 43 Street S.E.	6,045 sq. ft.
1727 - 44 Street S.E.	<u>5,602</u> sq. ft.
	21,700 sq. ft.
Community:	Forest Lawn
Zoning:	Direct Control
Tenancy:	Vacant or Leased
Price:	\$3.75 Million

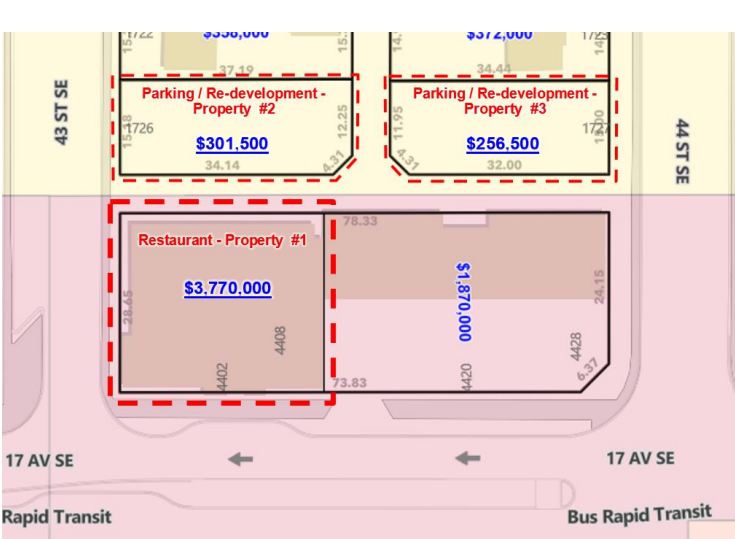
Floor Plan



Location Map



City of Calgary 2024 Property Tax Assessment Map



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