

Scout

Real Estate Ltd

122 17 AVE SE

SECOND FLOOR OFFICE

1,724 SF - SUITE 104



FEATURES

- Outstanding exposure on 17th Avenue
- Quality leaseholds
- Ample surface parking
- Zoned CC-X - City Centre Mixed Use District
- Walking distance to Stampede LRT
- Suite 104 is on the second floor, accessible via stairs

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SITE MAP



NEIGHBOURING RETAILERS & AMENITIES

- ROSSO COFFEE ROASTERS
- EMBARCADERO WINE & OYSTER BAR
- RITAGE RESTAURANT
- SHOPPERS DRUG MART
- NY FRIES STAMPEDE CALGARY
- OPA! OF GREECE STAMPEDE CALGARY
- REPSOL CENTRE
- BMO CENTRE
- STAMPEDE LRT STATION

DEMOGRAPHICS WITHIN 3 KM

- 110,342 POPULATION
- \$141,206 AVERAGE HOUSEHOLD INCOME
- 62,787 HOUSEHOLDS
- MEDIAN AGE - 36.7



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