



## 5430 17 Avenue Calgary Alberta

\$439,900

Opportunity knocks on busy International Avenue (17 Ave SE)! This freshly renovated 980 square foot retail space is a rare find--move-in ready and perfectly designed for a variety of business types including: spa, massage therapy, medical, wellness, or professional office use. Step into a bright, welcoming interior featuring:

- \*Three private rooms
- \*One oversized office or executive suite
- \*Modern finishes throughout
- \*Freshly updated flooring, paint, and fixtures
- \*Efficient layout with reception area and waiting space\*

The property comes with \*3 heated client parking stalls\*, a major bonus during Calgary winters, and offers great visibility and access in a high-exposure location known for strong traffic. Whether you're expanding or starting fresh, this flexible, stylish, and functional space checks all the boxes. \*\*Available for Sale or Lease.\*\* Don't miss your chance to secure a prime spot on one of Calgary's most dynamic commercial corridors. Book your private tour today with your favourite realtor. (id:6769)

Listing Presented By:



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