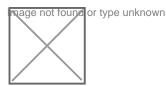


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **117, 1330 15 AVENUE SW FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 23762

**MLS ID:** A2102970

\$15



△ PAUL LOUTITT

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Century 21 Bamber Realty LTD.

**403-245-0773** 

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117, 1330 15 Avenue SW, Calgary , Alberta  $\,$  T3C 3N6  $\,$ 

**Transaction Type** 

For Lease

**Days On Market** 

221

**Lease Amount** 

15.00

**Lease Frequency** 

Annually

Subdivision

Beltline

Year Built

1973

**Structure Type** 

Low Rise (2-4 stories)

Property Type Commercial **Property Sub Type** 

Office

Building Area (Sq. Ft.)

1267.00

Building Area (Sq. M.)

117.71

Inclusions

NA

**Restrictions**Board Approval

Reports

Standard form of Lease

Nicely appointed turnkey office of 1,267 sq. ft. on the 2nd floor of a busy retail strip mall, excellent signage exposure. Currently Occupied by a month to month Tenant, notice required. High exposure retail and office leasing opportunity with direct exposure to high traffic 14 Street SW. Wellington square is a mixed use residential high rise apartment building with main floor retail and 2nd floor office/flex units offered at below market rental rates. Creates a strong draw from existing main floor Tenants and built in traffic from residential component. Current Tenant's Include; Calgary Bible Training Centers, Calgary Denture Clinic, IM Chicken, La Babie Nails and Spa, Massage Avenue, Mugs Pub, Pizza 73, Pomme Barber, Subway, TG Juice, Lighthouse Voyage, Urban Grace, Village Church, Wildrose Cleaners, Winks

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