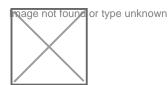


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5, 1330 15 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 31963

MLS ID: A2254241

\$25



- △ PAUL LOUTITT
- **2** (403) 245-0773
- Century 21 Bamber Realty LTD.
- **403-245-0773**
- 5, 1330 15 Avenue SW, Calgary, Alberta T3C3N6

Transaction Type

For Lease

Days On Market

25.00

Lease Frequency

Annually

Subdivision Beltline Year Built

Lease Amount

Structure Type

Low Rise (2-4 stories)

Property Type Commercial **Property Sub Type**

Retail

1973

Building Area (Sq. Ft.)

919.00

Building Area (Sq. M.)

85.38

57

Cooling Central Air

Inclusions Rest

NA

Restrictions
Condo/Strata Approval

Reports
Building Plans

- Main floor retail unit 919 sq. ft. and 2nd floor Office suites, 1,267, 1,298 and 1,318 sq. ft. available - High exposure, high traffic, location with highly visible signage - Vibrant high density corridor, great draw from surrounding multi family and retail - Highly visible signage available - Excellent front double row customer parking and street parking - Below market Net Rental rates High exposure 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 Denture Clinic, Asian Wok Express, IM Chicken, LaBabie Hair Studio, Massage Avenue, Mugs Pub, Pizza, 73, Pomme Barber, Rebel Haus Studio, Ruth Cafe & Restaurant, Subway, Wildrose Drycleaning, Winks, Kimbolino Brazilian Ju Jitsu

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