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117, 1330 15 AVENUE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
32006


MLS ID:
A2254876

\$15



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

Transaction Type For Lease	Days On Market 240	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	Construction Type Concrete
Inclusions NA	Restrictions Board Approval	Reports Condo/Strata Bylaws

Various 2nd floor walkup Office suites, 745, 1,267 and 1,298 sq. ft. available Small format childcare with rooftop pay area possible. - Prime exposure, high-traffic corridor with excellent visibility and signage opportunities. - Vibrant Location surrounded by dense multi-family developments, retail, hospitality, and services. - Parking Convenience, front double-row customer parking plus ample street parking - Competitive Rates, below-market net rental rates offering exceptional value Prime Beltline Location This high-traffic, vehicle and pedestrian-friendly corridor offers a dynamic mix of prominent franchises and local businesses, creating a strong draw to the Centre. The property is surrounded by dense multi-residential developments, retail, hospitality, and service-oriented businesses, ensuring consistent built-in traffic. Visible storefronts and building signage maximize exposure, while the vibrant surrounding amenities enhance the appeal for both tenants and visitors. With a strong local presence and pedestrian traffic from surrounding dense multi family district. this location provides an exceptional opportunity for businesses seeking visibility and growth in Calgary's Beltline district. Existing Tenant's; Subway, Pizza73, Winks Convenience, Arada Bar & Restaurant, Donkari Japanese House, Wildrose Dry cleaning, La Babie Nail & Spa, Calgary Denture Clinic, Mugs Pub, Pomme Barber Massage Avenue, Rebel Haus Studio, Kimbolino Brazilian Ju Jitsu

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