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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



△ PAUL LOUTITT

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

Transaction Type Days On Market

For Lease 51

Lease FrequencySubdivisionYear BuiltAnnuallyBeltline1973

Structure Type Property Type Property Sub Type

Lease Amount

15.00

Low Rise (2-4 stories) Commercial Office

Building Area (Sq. Ft.) Building Area (Sq. M.) Construction Type

1267.00 117.71 Concrete

Inclusions Restrictions Reports

NA Board Approval Condo/Strata Bylaws

- 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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