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118, 1330 15 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
32007


MLS ID:
A2254878

\$15



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 118, 1330 15 Avenue SW, Calgary , Alberta T3C 3N6

Transaction Type For Lease	Days On Market 5	Lease Amount 15.00
Lease Frequency Annually	Zoning CC-COR CENTRE CITY COMMER	Subdivision Beltline
Building Type High Rise	Year Built 1973	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Retail	Building Area (Sq. Ft.) 1318.00
Building Area (Sq. M.) 122.45	Construction Type Concrete	Inclusions NA
Restrictions Board Approval	Reports 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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