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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

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

**Transaction Type** 

For Lease

**Days On Market** 

**Lease Frequency** 

Annually

Zoning

53

Subdivision

Lease Amount

CC-COR CENTRE CITY COMMER

Beltline

15.00

**Building Type** High Rise

Year Built 1973

Structure Type Mixed Use

**Property Type** 

**Property Sub Type** 

**Construction Type** 

Building Area (Sq. Ft.)

Commercial

Retail

1318.00

Building Area (Sq. M.)

122.45 Concrete Inclusions

NΑ

Restrictions

Reports

**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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