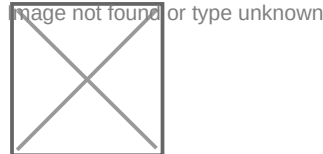


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

105, 1330 15 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
32005

MLS ID:
A2254875

\$25



 **PAUL LOUITT**
 (403) 245-0773

 Century 21 Bamber Realty LTD.
 403-245-0773

 105, 1330 15 Avenue SW, Calgary , Alberta T3C 3N6

Transaction Type For Lease	Days On Market 22	Lease Amount 25.00
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.) 1298.00	Building Area (Sq. M.) 120.59	Construction Type Concrete
Inclusions NA	Restrictions Board Approval	Reports Condo/Strata Bylaws

- Main floor retail unit 919 sq. ft. Available Oct 1, 2025 and 2nd floor Office suites, 1,267, 1,298 and 1,318 sq. ft. - 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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