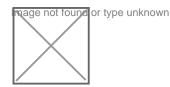


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **117, 1330 15 AVENUE SW FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 32006

MLS ID: A2254876

\$15



 $\stackrel{\circ}{=}$  PAUL LOUTITT

**(403)** 245-0773

Century 21 Bamber Realty LTD.

**403-245-0773** 

rΩ

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

**Transaction Type** 

**Days On Market** 

Lease Amount

For Lease

82

15.00

1973

**Lease Frequency** 

Annually

Subdivision Beltline

Year Built

**Structure Type** 

Low Rise (2-4 stories)

**Property Type** 

Commercial

**Property Sub Type** 

**Construction Type** 

Office

Building Area (Sq. Ft.)

1267.00

Building Area (Sq. M.)

117.71

Concrete

Inclusions

NA

Restrictions

Reports

**Board Approval** 

Condo/Strata Bylaws

Rare 919 sq. ft. Main floor retail unit and various 2nd floor Office Flex suites 1,267, 1,298 and 1,318 sq. ft. available, 60 day notice. Highlights; - 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 919 sq. ft. Main floor retail unit and various 2nd floor Office Flex suites 1,267, 1,298 and 1,318 sq. ft. available, 60 day notice. Existing Tenant's; Subway, Pizza73, Winks Convenience, Arada Bar & Restaurant, Donkari Japanese House, Wildrose Dry cleaning, LaBabie Hair Studio, Calgary Denture Clinic, Mugs Pub, Pomme Barber, Massage Avenue, Rebel Haus Studio, Kimbolino Brazilian Ju Jitsu

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.