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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



 **PAUL LOUTITT**
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 118, 1330 15 Avenue SW, Calgary , Alberta T3C 3N6

| Transaction Type | Days On Market | Lease Amount |
|-------------------------------|---------------------------|--------------------------------|
| For Lease | 145 | 15.00 |
| Lease Frequency | Zoning | Subdivision |
| Annually | CC-COR CENTRE CITY COMMER | Beltline |
| Building Type | Year Built | Structure Type |
| High Rise | 1973 | Mixed Use |
| Property Type | Property Sub Type | Building Area (Sq. Ft.) |
| Commercial | Retail | 1318.00 |
| Building Area (Sq. M.) | Construction Type | Inclusions |
| 122.45 | Concrete | NA |
| Restrictions | Reports | |
| Board Approval | Condo/Strata Bylaws | |

Rare Find, Main floor retail unit 919 sq. ft. and 2nd floor Office suites, 1,267 vacant, 1,298 and 1,318 sq. ft. available Small format childcare with rooftop pay area possible. - 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 Prime Beltline Location This high-traffic, vehicle and pedestrian-friendly corridor offers a dynamic mix of prominent franchises and local businesses, creating a strong draw to the Centre. The property is surrounded by dense multi-residential developments, retail, hospitality, and service-oriented businesses, ensuring consistent built-in traffic. Visible storefronts and building signage maximize exposure, while the vibrant surrounding amenities enhance the appeal for both tenants and visitors. With a strong local presence and steady footfall from near by residential communities, this location provides an exceptional opportunity for businesses seeking visibility and growth in Calgary's Beltline district. 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

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