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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**
 (403) 245-0773

 Century 21 Bamber Realty LTD.
 403-245-0773

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

Transaction Type For Lease	Days On Market 145	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	

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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