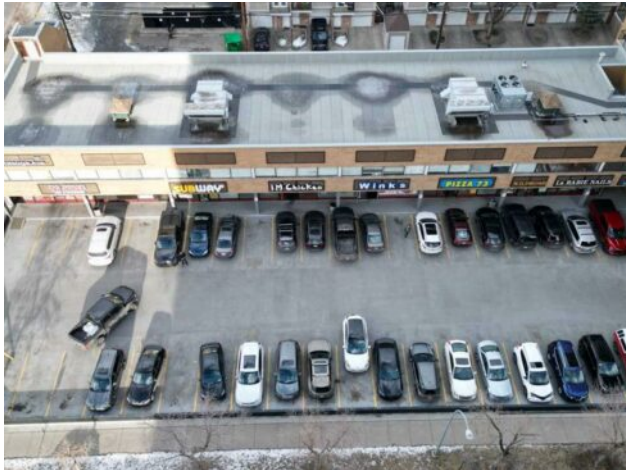


**117, 1330 15 Avenue SW
Calgary, Alberta**

MLS # A2254876



\$15 per sq.ft.

Division: Beltline

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: WELLINGTON SQUARE

Bus. Name: -

Size: 1,267 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Concrete

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

Rare Find, Main floor retail unit 919 sq. ft. and 2nd floor Office suites, 745, 1,267 and 1,298 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