

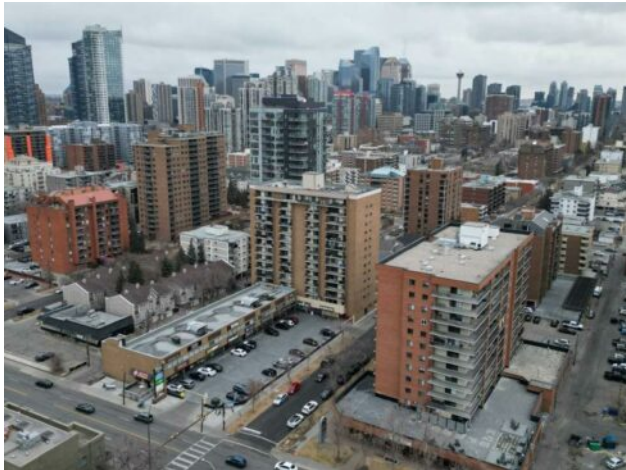


**GRASSROOTS**  
REALTY GROUP

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120, 1330 15 Avenue SW  
Calgary, Alberta

MLS # A2277230



**\$15 per sq.ft.**

Division:	Beltline
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	WELLINGTON SQUARE
Bus. Name:	-
Size:	745 sq.ft.
Zoning:	CC-COR CENTRE CITY COMMER
Heating:	-
Floors:	-
Roof:	-
Exterior:	Concrete
Water:	-
Sewer:	-
Inclusions:	NA
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Rare Find, Main floor retail unit 919 sq. ft. and 2nd floor Office suites, 750, 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