



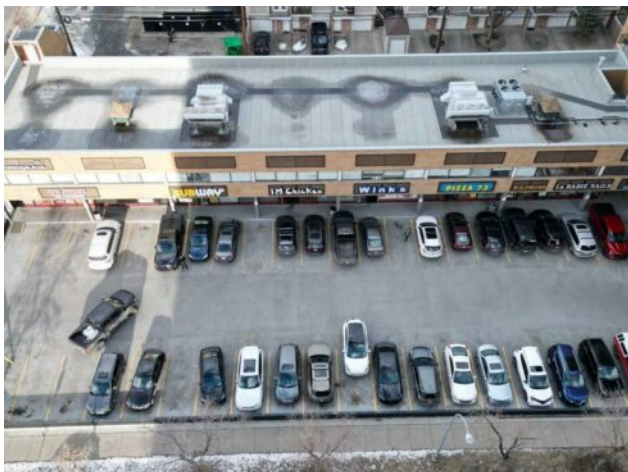
**GRASSROOTS**  
REALTY GROUP

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**110, 1330 15 Avenue SW  
Calgary, Alberta**

**MLS # A2098905**



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

**Division:** Beltline

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** WELLINGTON SQUARE

**Bus. Name:** -

**Size:** 2,808 sq.ft.

**Zoning:** CC-COR CENTRE CITY COMMER

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Rare find, 2,808 sq. ft. currently occupied by month to month tenant also vacant units of 745 sq. ft. & 408 sq. ft available now, 2nd Floor Office units within Wellington Square on busy 14 Street SW offered at below market rental rates. Other 2nd floor units , occupied by Month to Month Tenants and available with notice, 1,267 sq. ft., 1,298 sq. ft., 2,808 sq. ft. up to 4,075 sq. ft. contiguous. Double row front parking and 24 stalls in rear. Excellent main floor Tenant mix and built in draw from 12 floor residential condo building on site as well dense surrounding residential development.