

# For Lease & For Sale

1319 14 Avenue SW | Calgary AB

## The Nude by Battistella



### Demographics *(within 3 km)*



NEIGHBORHOOD  
**Connaught**



POPULATION  
**125,947**



MEDIAN AGE  
**37.9**



HOUSEHOLD INCOME  
**\$83,224**

### Building Details



PARKING  
**Available**



YEAR BUILT  
**2023**



TRAFFIC COUNT

**25,000 VPD | 14 Street & 15 Avenue SW**  
**17,000 VPD | 12 Street & 17 Avenue SW**



Unit A210, 9705 Horton Road SW  
Calgary, Alberta, T2V 2X5  
P 403.214.2344

[blackstonecommercial.com](http://blackstonecommercial.com)

### Property Details

<b>Size Available:</b>	<b>Unit 101</b> 621 SF /for lease or sale
	<b>LEASED Unit 103</b> 585 SF /for lease only
	<b>LEASED Unit 104</b> 609 SF /for lease only
	<b>Unit 106</b> 820 SF /for lease or sale
	<b>C/S Unit 107</b> 862 SF /for lease or sale

**Net Rate:** Market

#### Op Costs:

(Est. 2024)  
Includes Water + Heat  
Electricity in addition

**Unit 101** \$372.60 /month  
**Unit 106** \$492.00 /month

#### Property Taxes:

(Est. 2024)

**Unit 101** \$3,000 /annum  
**Unit 106** \$3,500 /annum

**Parking:** Available

#### Zoning:

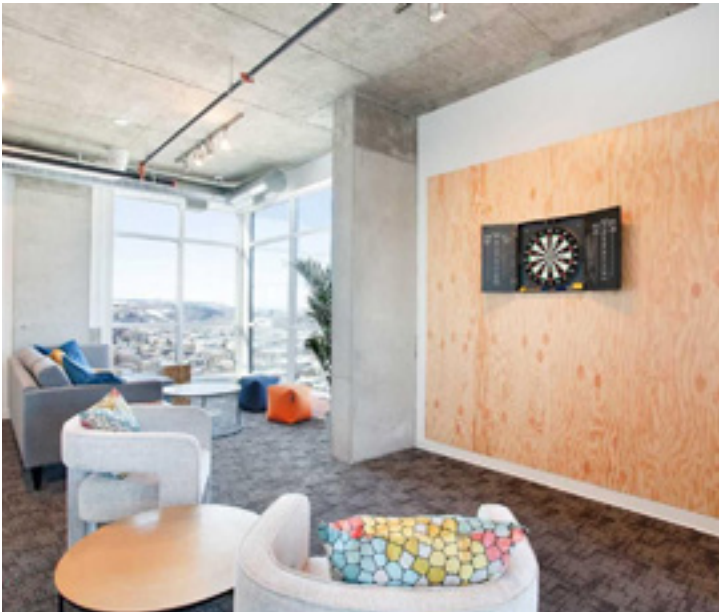
CC-MH (Centre City Multi-Residential High Rise District)

#### Construction:

Concrete

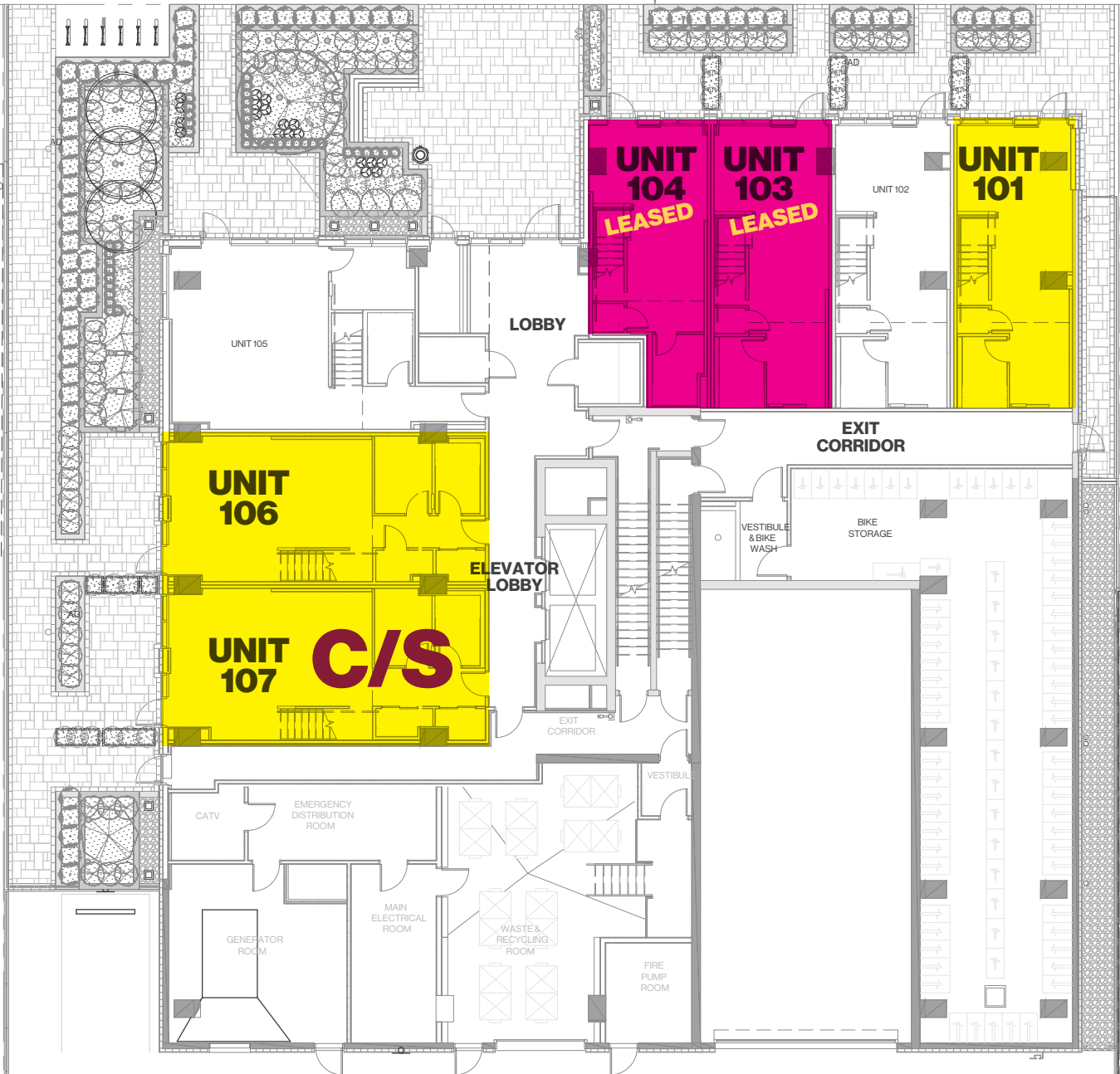
### Highlights

- Brand new high rise residential tower in the beltline
- Can be either Office, Retail or Personal Care Services



# Floor Plan

14 Avenue SW



 For Lease Only

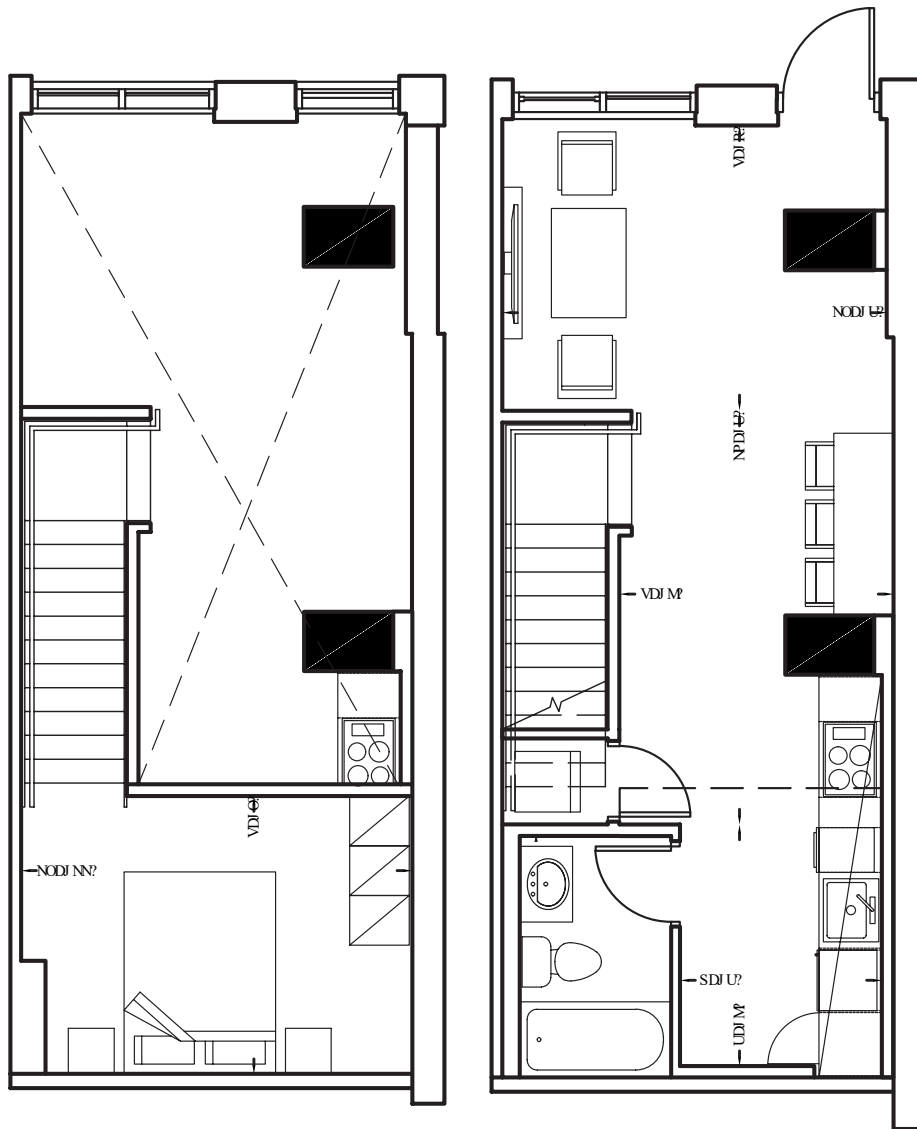
 For Lease or For Sale

Back Lane



# Floor Plan

Unit 101 - 629 SF



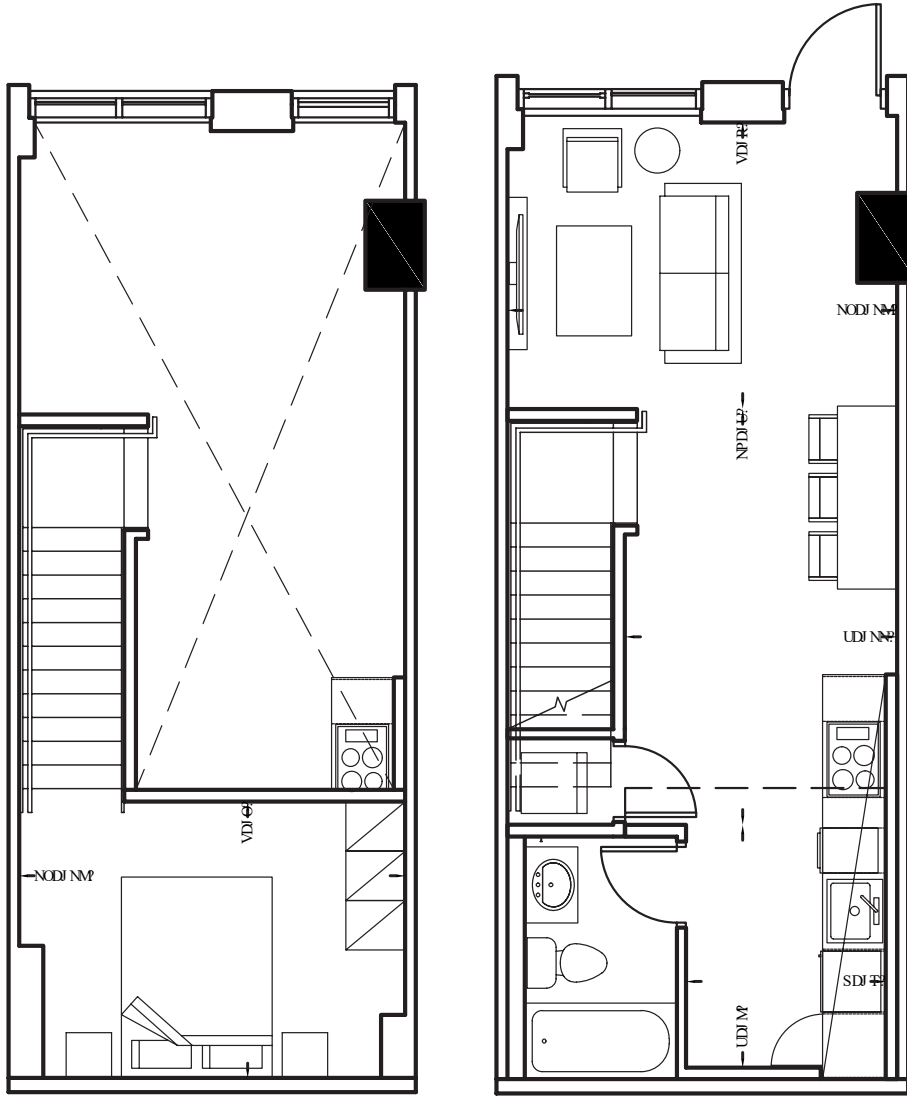
2nd Floor Loft

Mainfloor

# Floor Plan

Unit 103 - 585 SF

**LEASED**



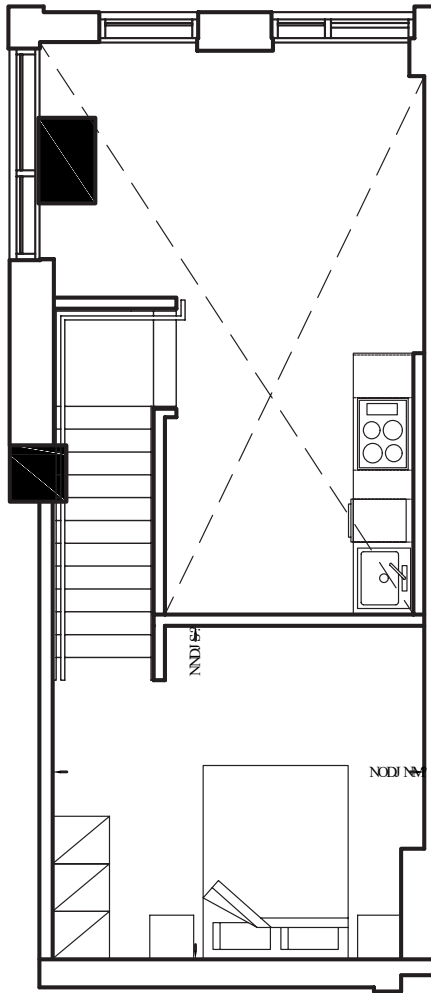
2nd Floor Loft

Mainfloor

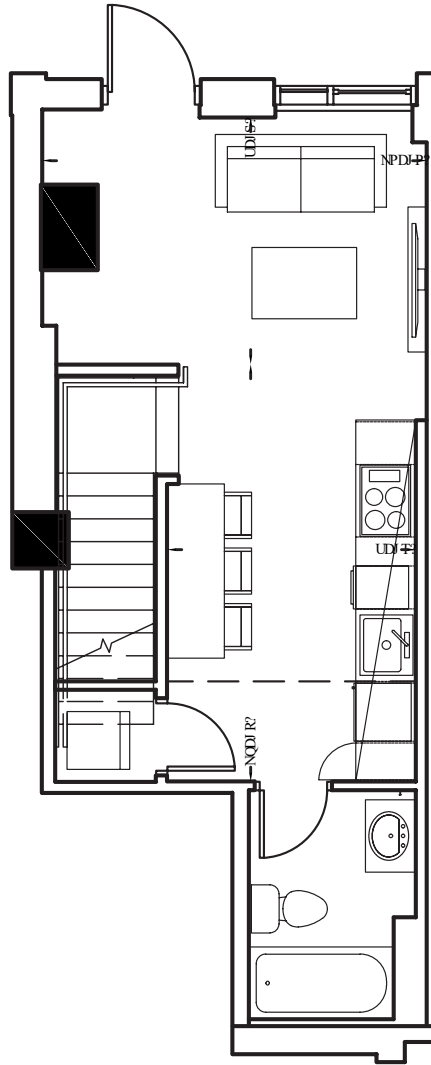
# Floor Plan

Unit 104 - 609 SF

**LEASED**



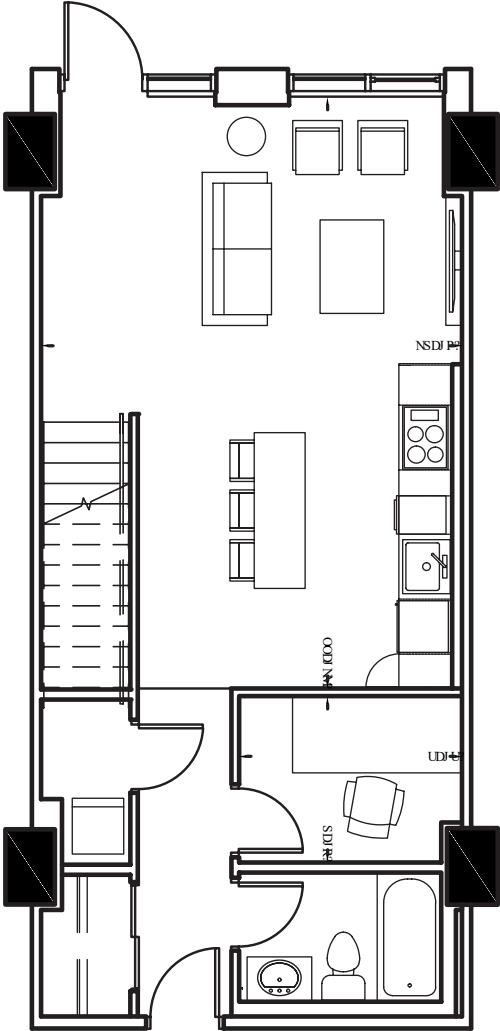
2nd Floor Loft



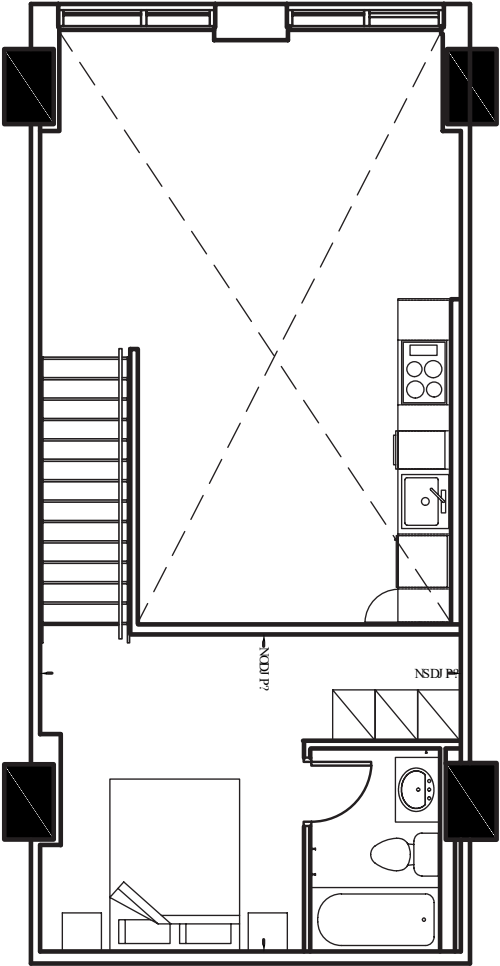
Mainfloor

# Floor Plan

Unit 106 - 820 SF



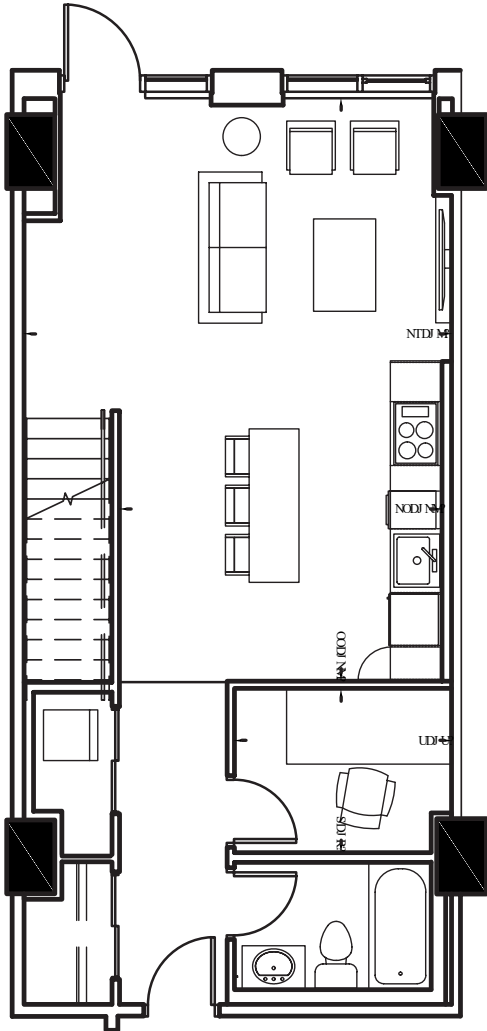
Mainfloor



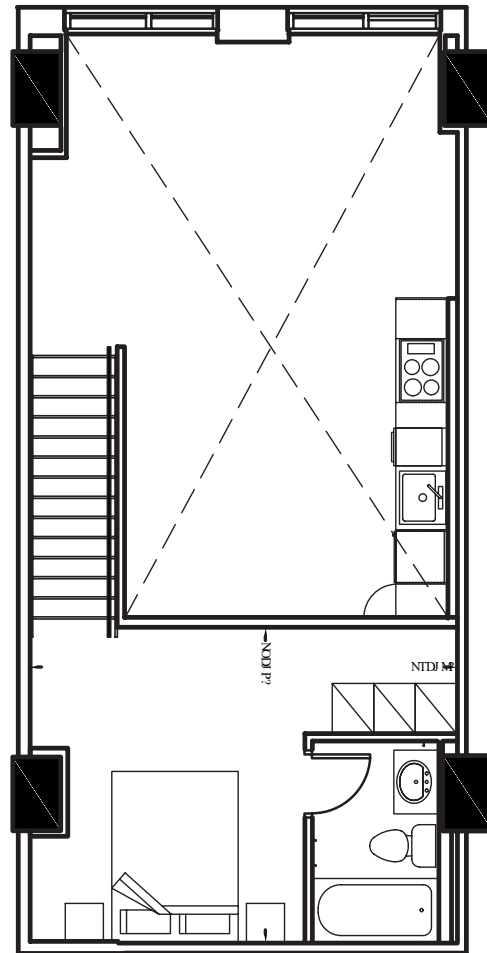
2nd Floor Loft

# Floor Plan

Unit 107 - 862 SF **C/S**

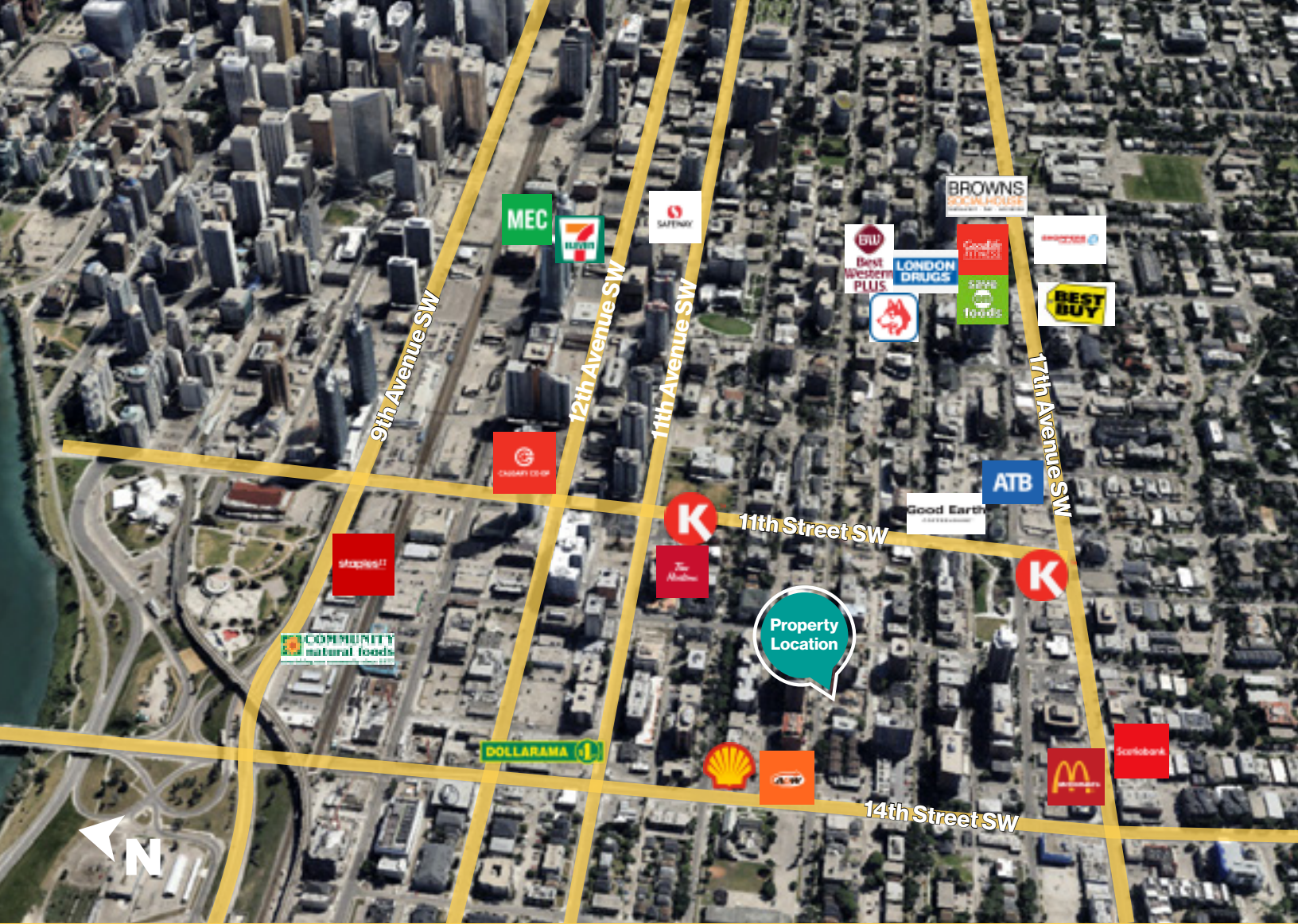


Mainfloor



2nd Floor Loft





# Thank you for your Interest!

## For More Info.

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