

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

Blackstone

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

blackstonecommercial.com

Property Details

	Unit 101	621 SF /for lease or sale
Size Available:	LEASED Unit 103	585 SF /for lease only
	LEASED Unit 104	609 SF /for lease only
	Unit 106	820 SF /for lease or sale
	SOLD Unit 107	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

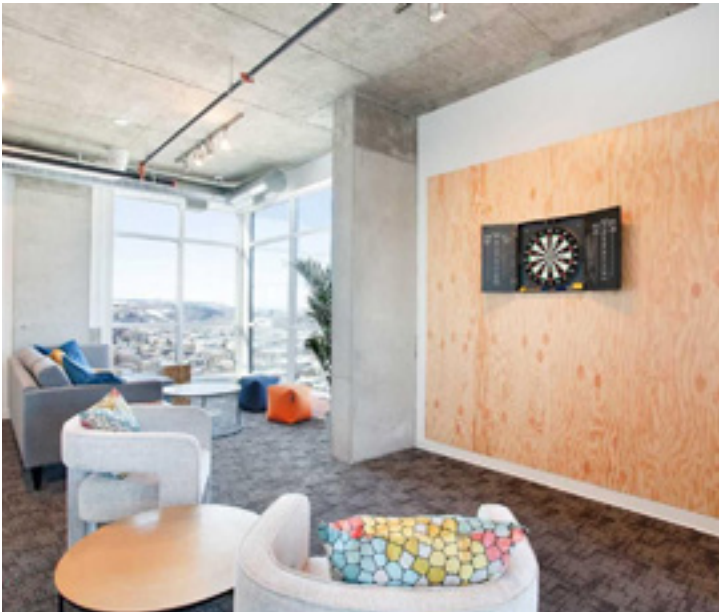
Zoning:

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

Construction: Concrete

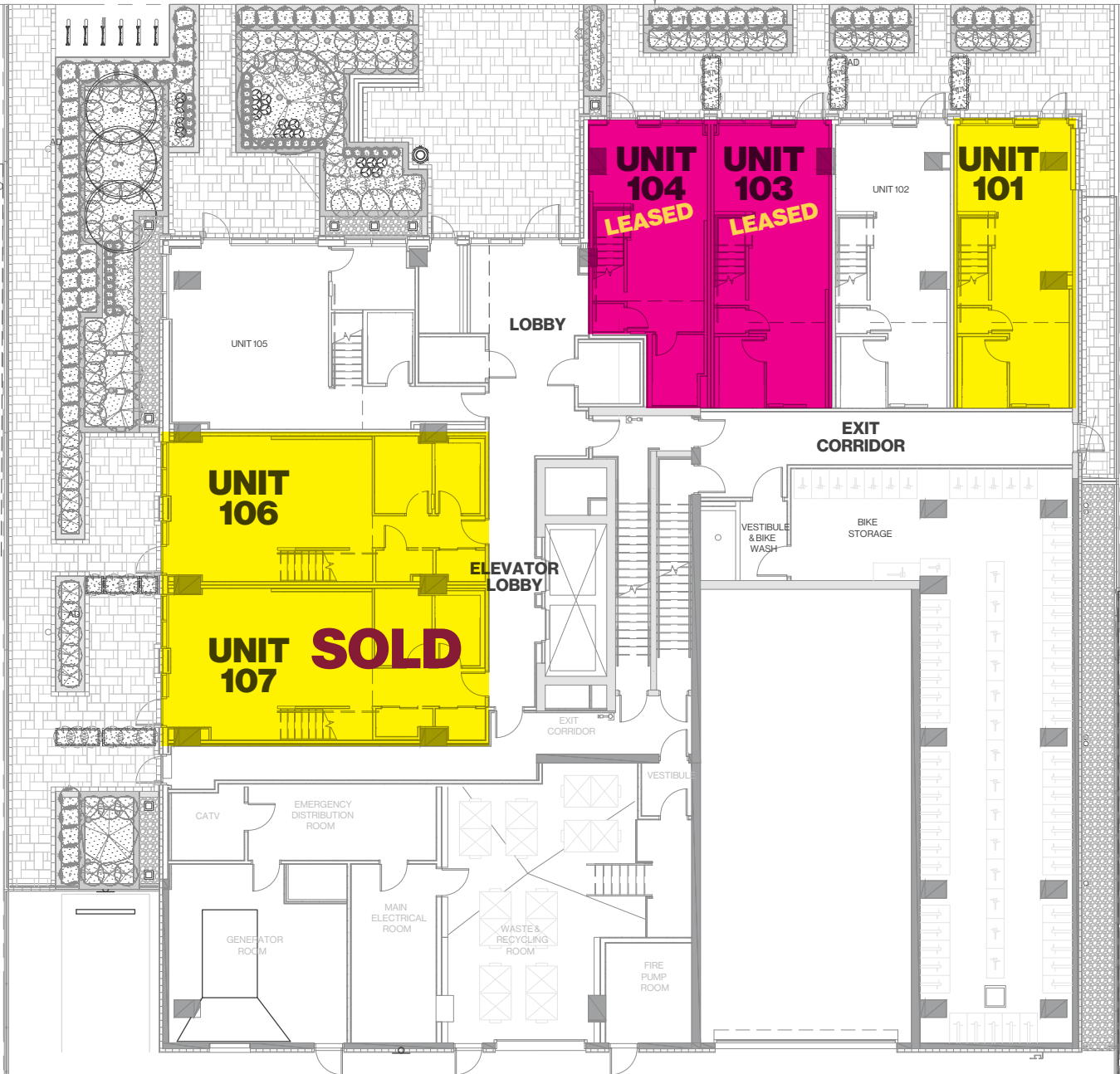
Highlights

- 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

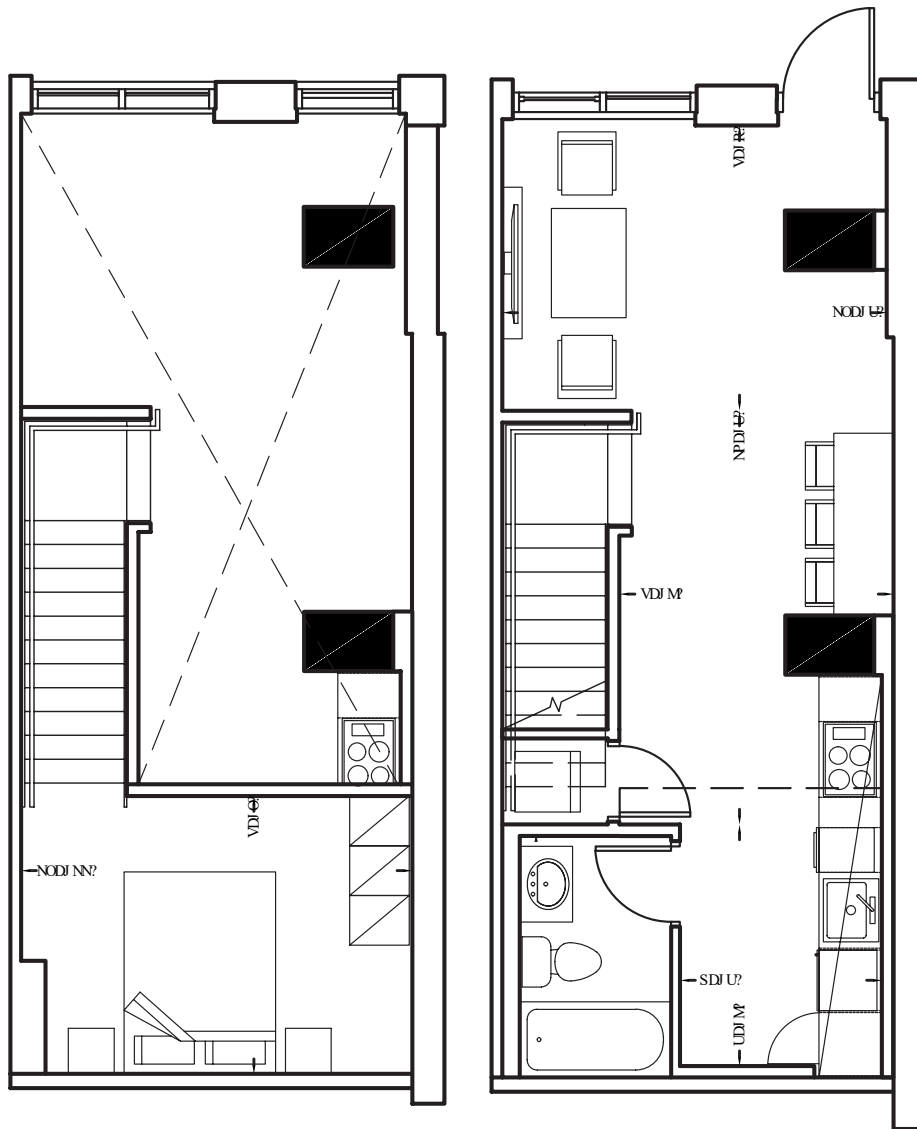
 For Lease or For Sale

Back Lane



Floor Plan

Unit 101 - 629 SF



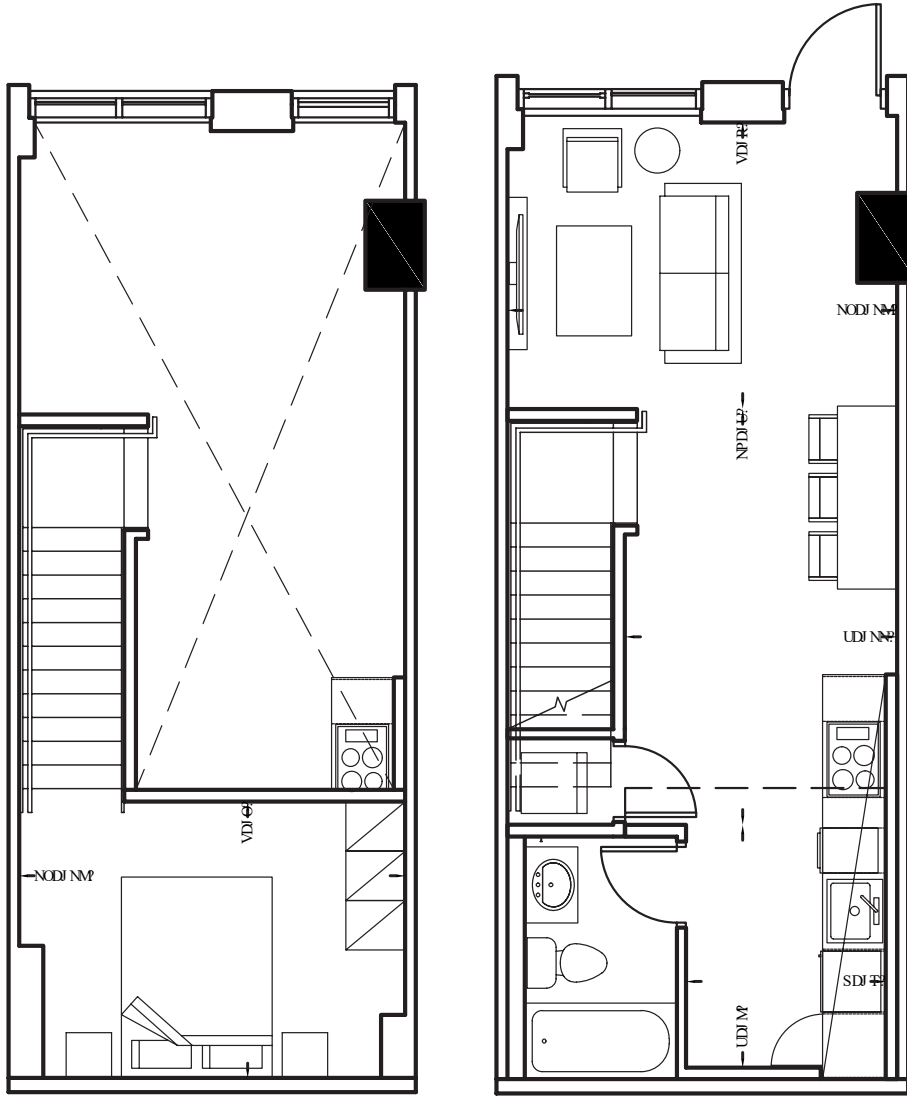
2nd Floor Loft

Mainfloor

Floor Plan

Unit 103 - 585 SF

LEASED



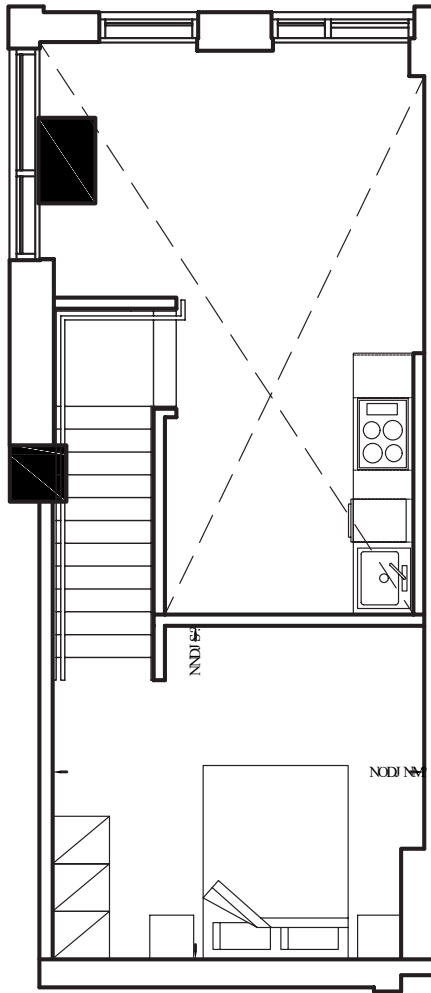
2nd Floor Loft

Mainfloor

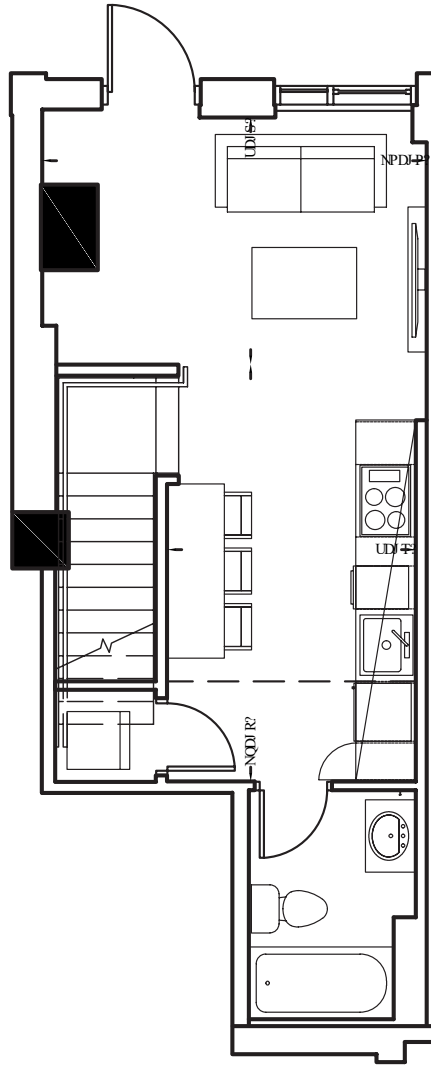
Floor Plan

Unit 104 - 609 SF

LEASED



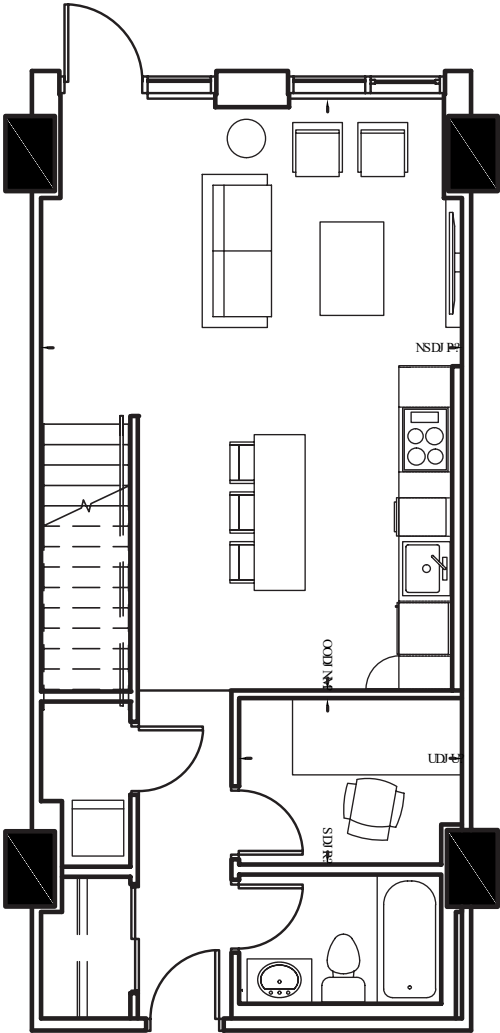
2nd Floor Loft



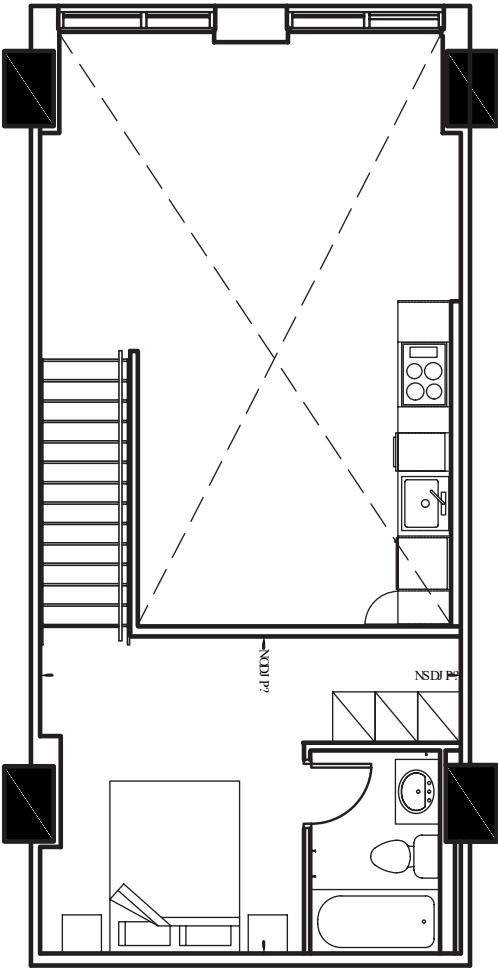
Mainfloor

Floor Plan

Unit 106 - 820 SF



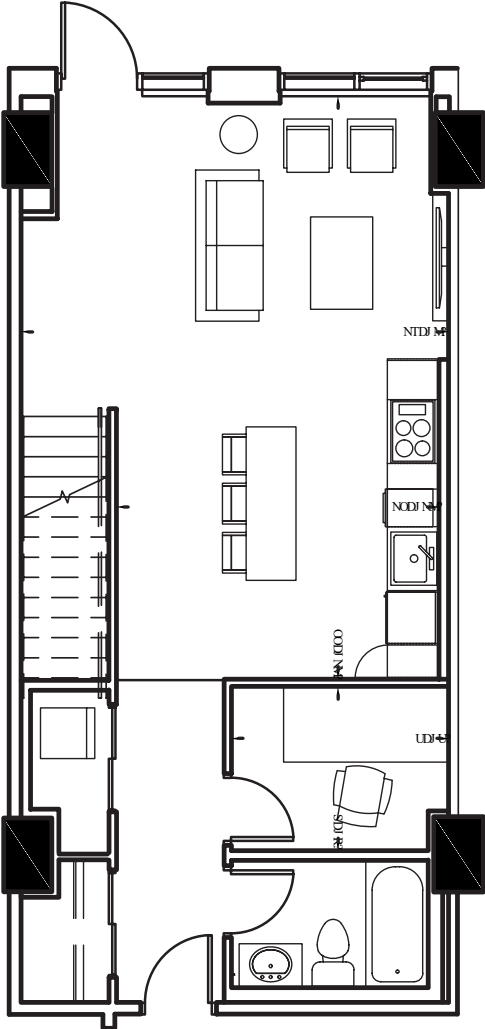
Mainfloor



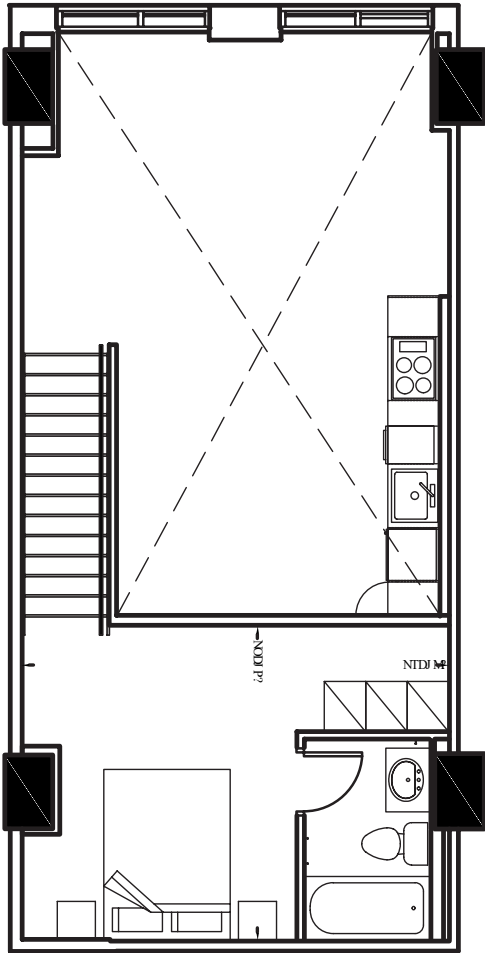
2nd Floor Loft

Floor Plan

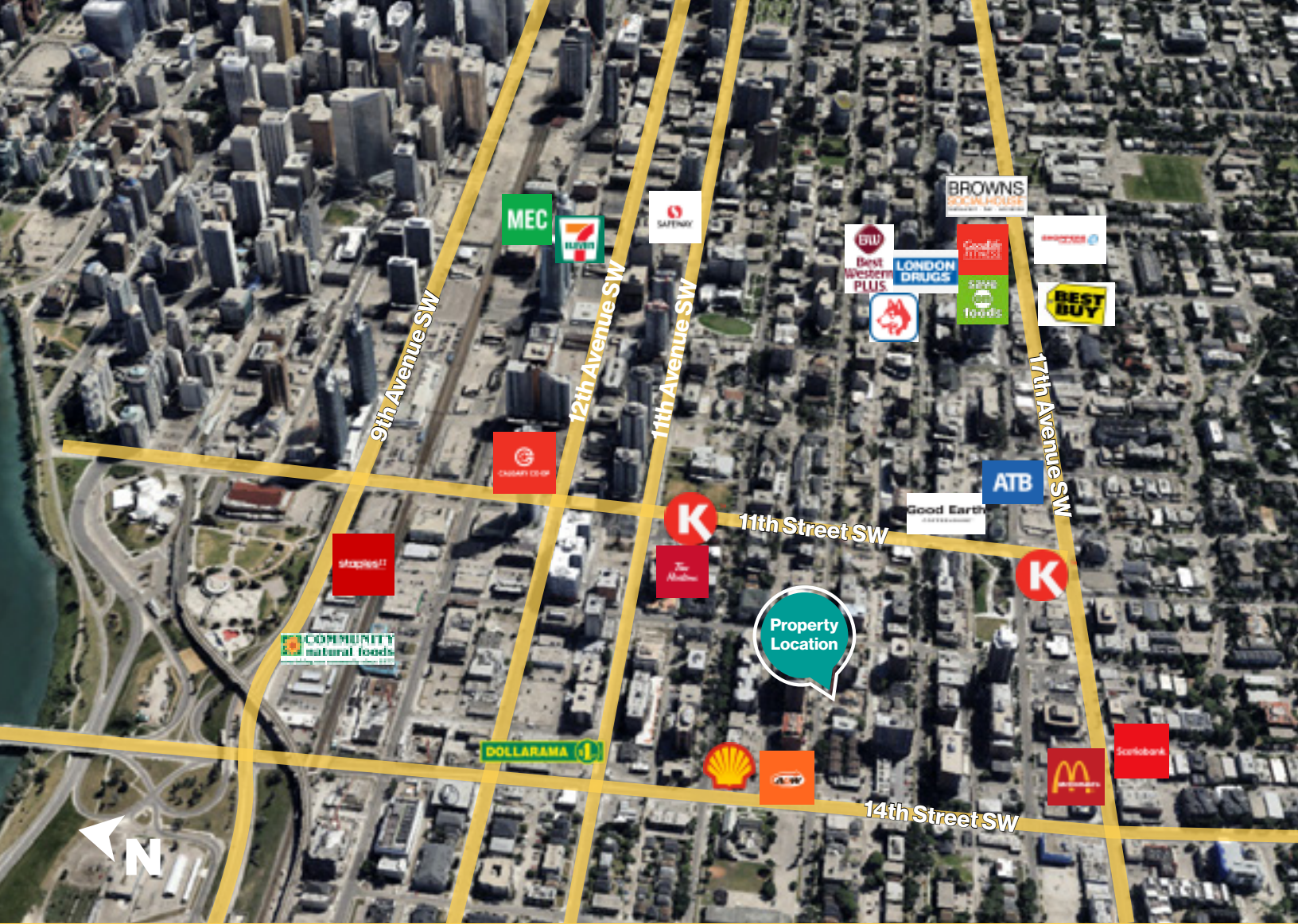
Unit 107 - 862 SF **SOLD**



Mainfloor



2nd Floor Loft



Thank you for your interest!

For More Info.

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