

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

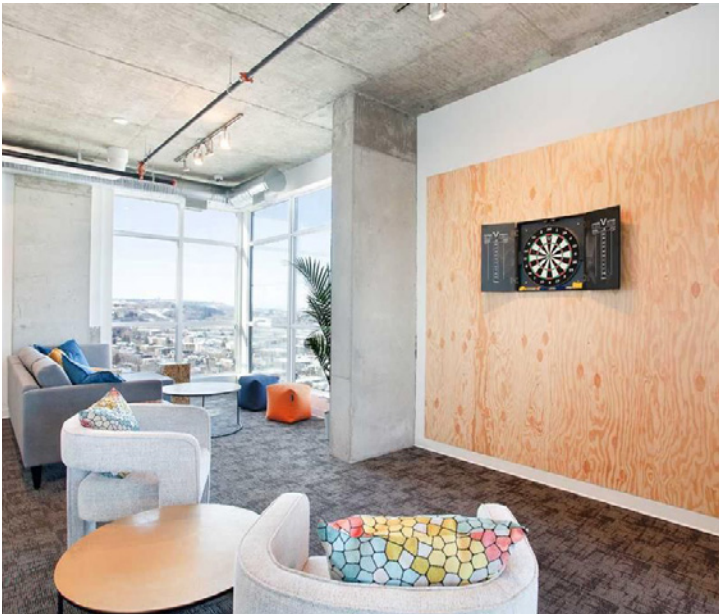
blackstonecommercial.com

Property Details

Size Available:	Unit 101 621 SF /for lease or sale Unit 103 585 SF /for lease only Unit 104 609 SF /for lease only Unit 106 820 SF /for lease or sale C/S 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 103 \$351.00 /month Unit 104 \$365.40 /month Unit 106 \$492.00 /month Unit 107 \$517.20 /month
Property Taxes: (Est. 2024)	Unit 101 \$3,000 /annum Unit 103 \$3,000 /annum Unit 104 \$3,000 /annum Unit 106 \$3,500 /annum Unit 107 \$3,500 /annum
Parking:	Available
Zoning:	CC-MH (Centre City Multi-Residential High Rise District)
Construction:	Concrete

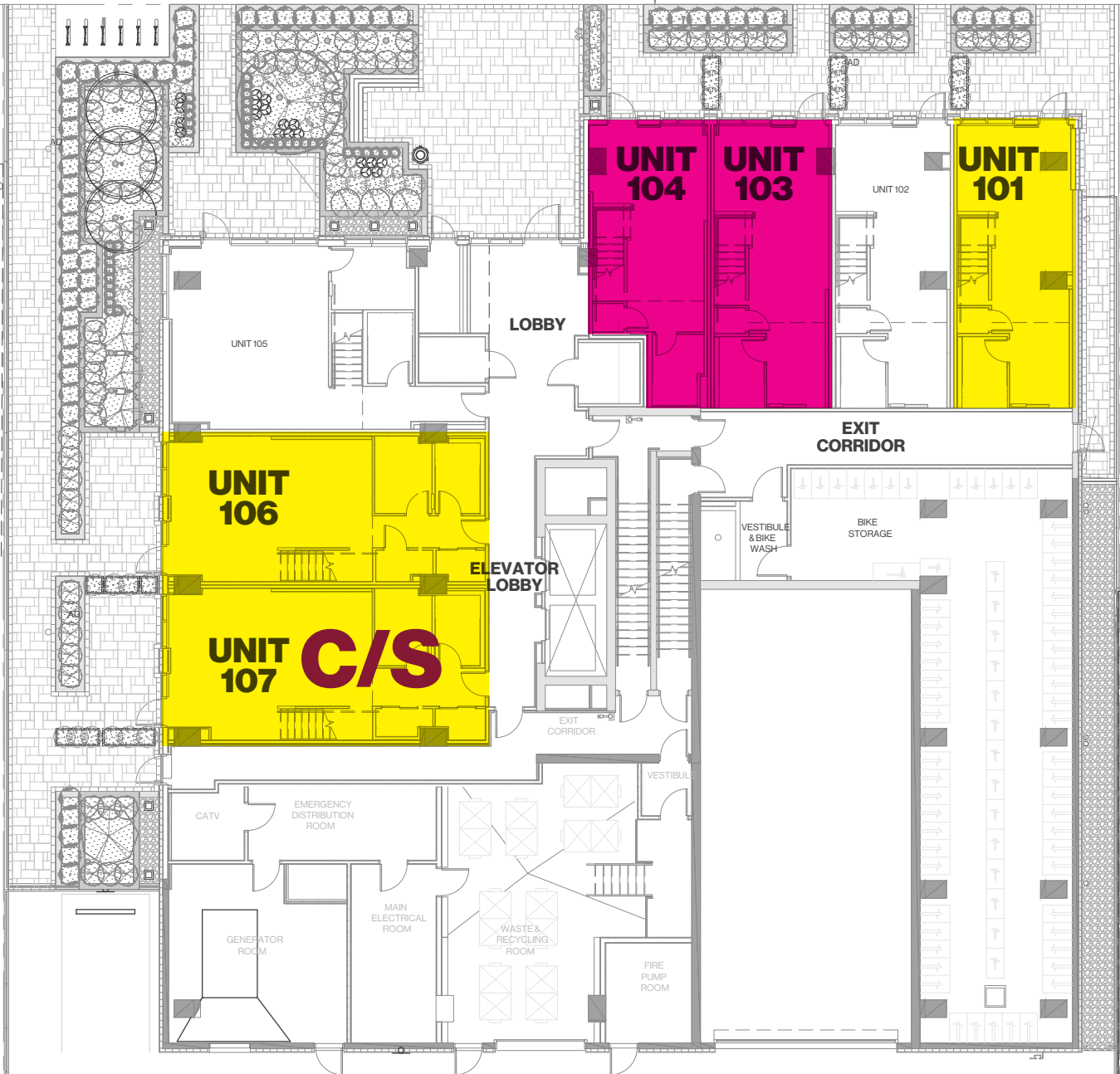
Highlights

- 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

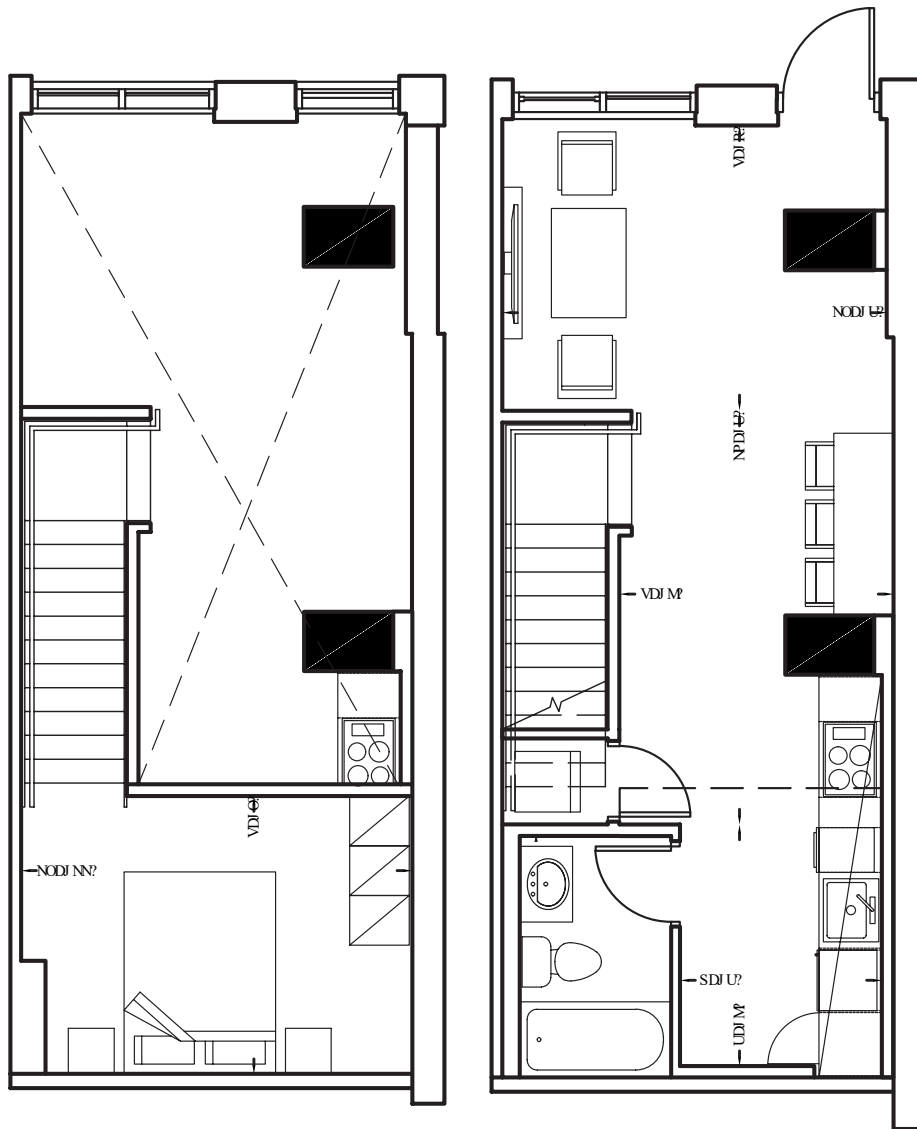
 For Lease or For Sale

Back Lane



Floor Plan

Unit 101 - 629 SF

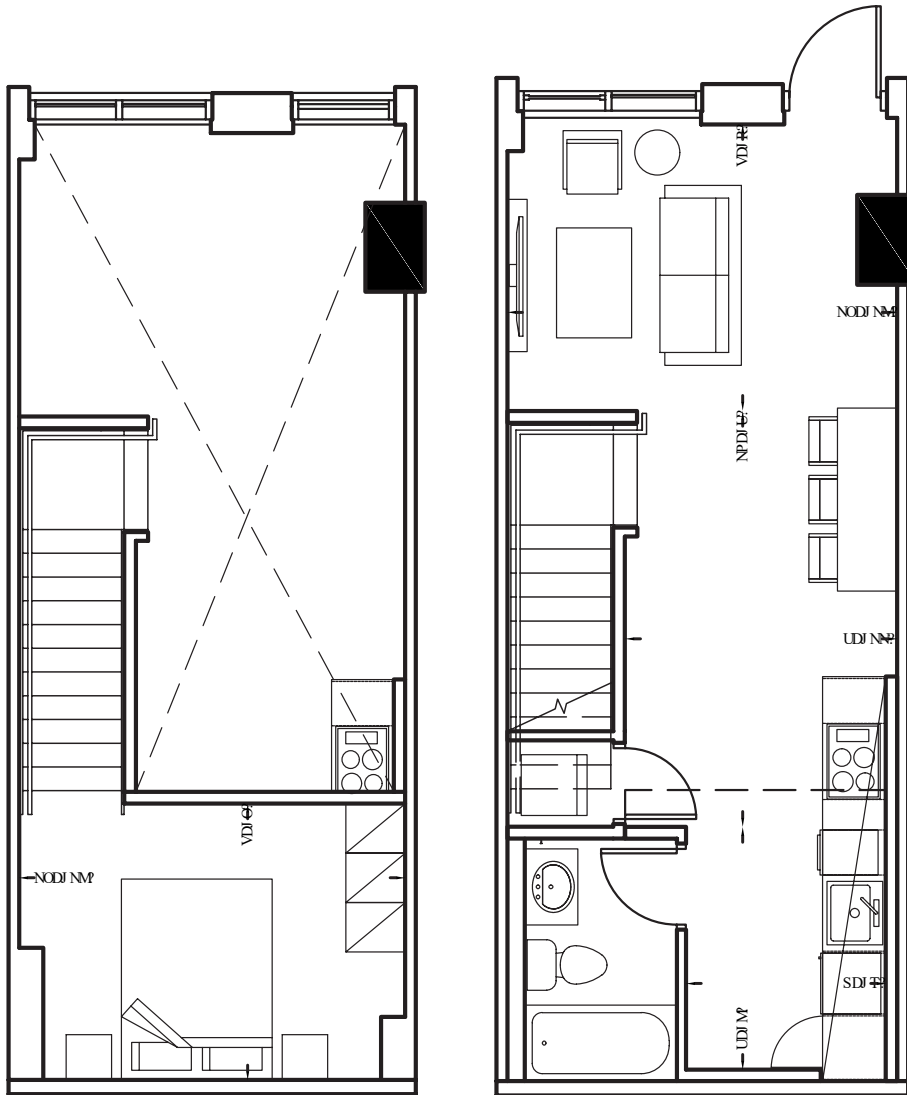


2nd Floor Loft

Mainfloor

Floor Plan

Unit 103 - 585 SF

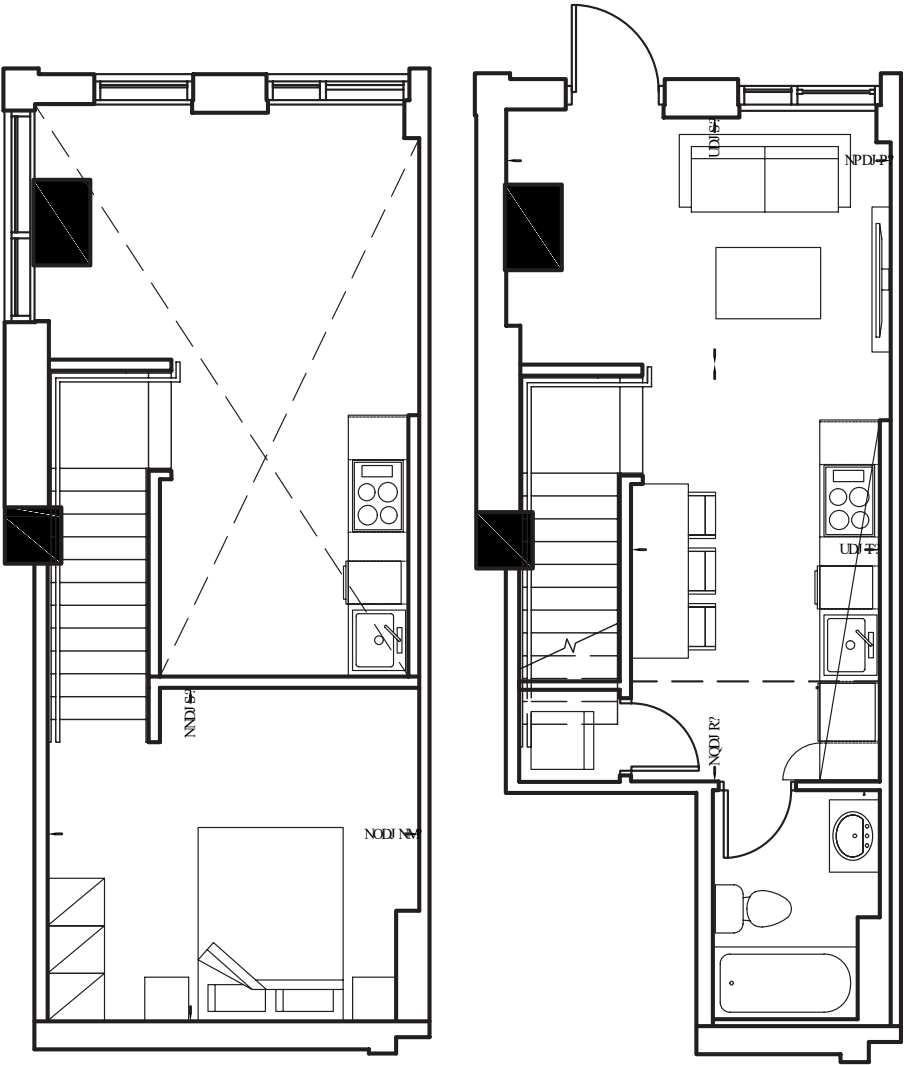


2nd Floor Loft

Mainfloor

Floor Plan

Unit 104 - 609 SF

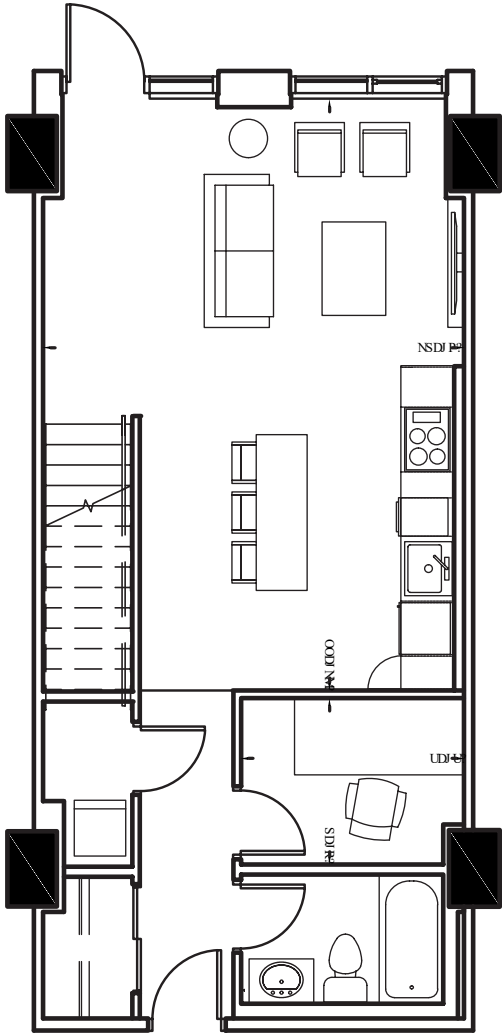


2nd Floor Loft

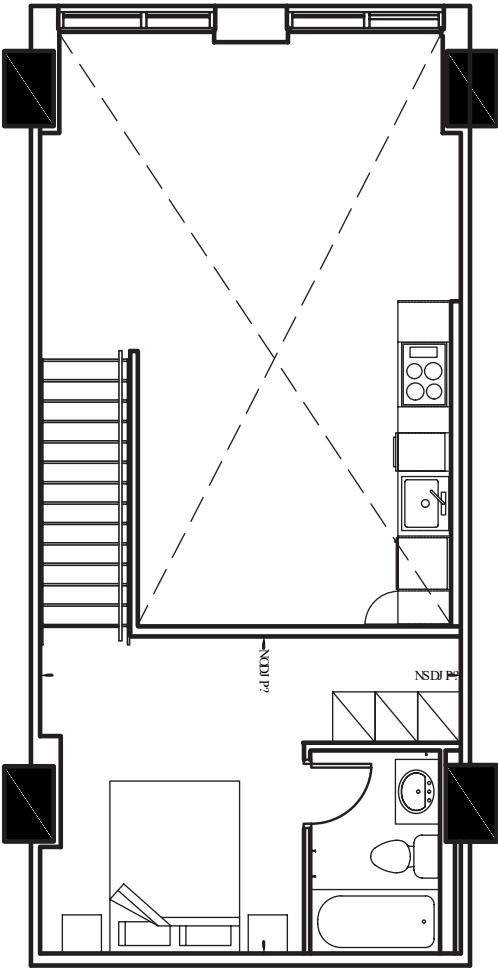
Mainfloor

Floor Plan

Unit 106 - 820 SF



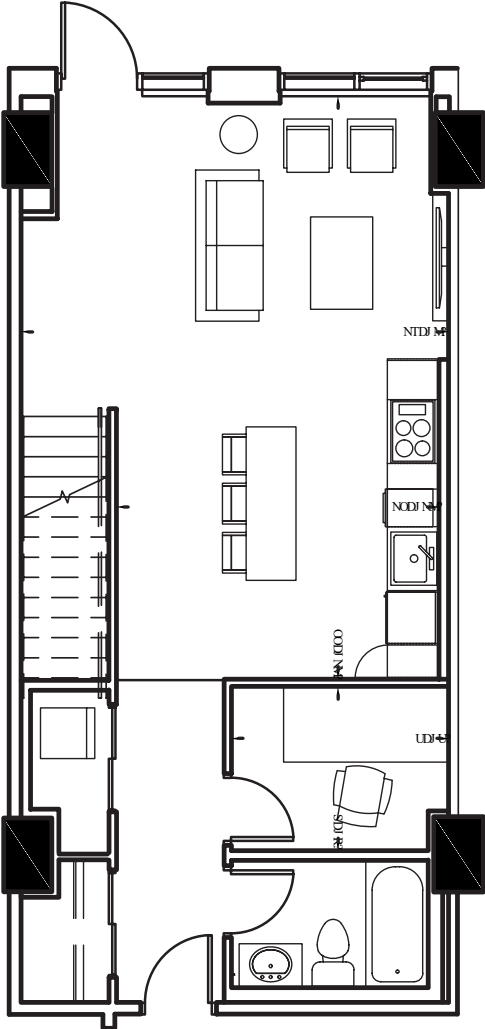
Mainfloor



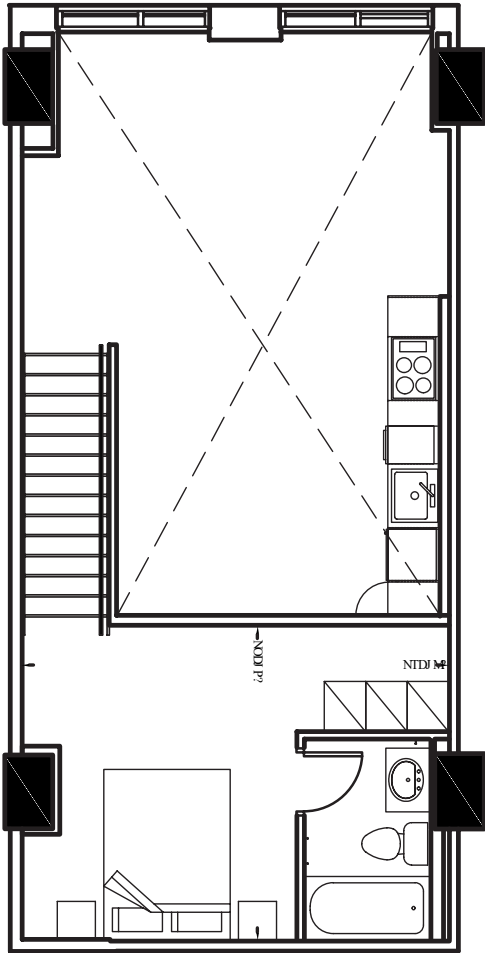
2nd Floor Loft

Floor Plan

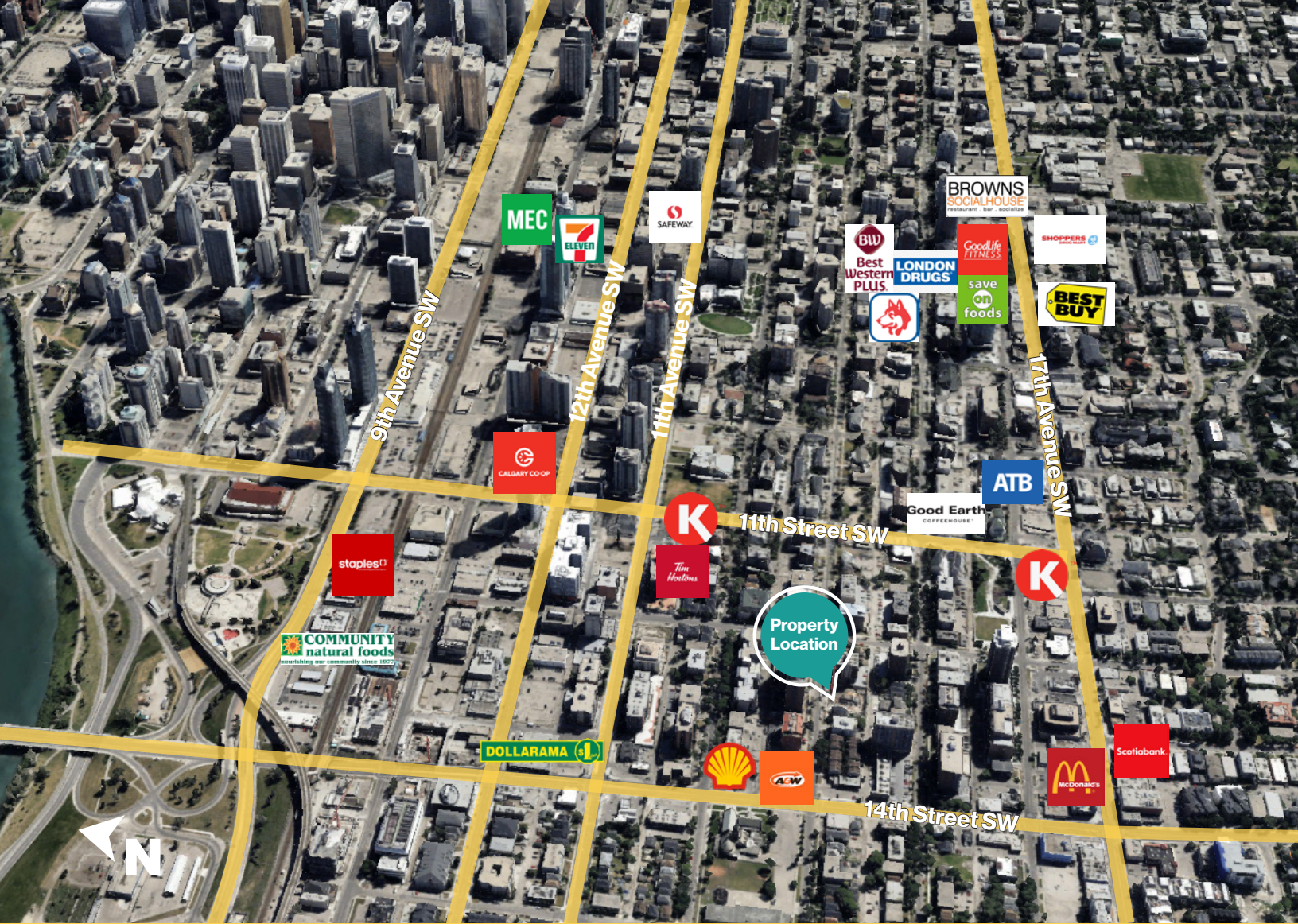
Unit 107 - 862 SF **C/S**



Mainfloor



2nd Floor Loft



Thank you for your Interest!

For More Info.

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