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## 220, 4014 MACLEOD TRAIL S FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
25851


**MLS ID:**  
A2143588

**\$12**



 **OLIVIA BOHDAN**  
 (403) 629-0809

 Blackstone Realty  
 780-518-0079

 220, 4014 Macleod Trail S, Calgary , Alberta T2G 2R7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 69	<b>Lease Amount</b> 12.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> C-COR3	<b>Subdivision</b> Manchester Industrial
<b>Building Type</b> Office Building,Retail	<b>Year Built</b> 1978	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Building Area (Sq. Ft.)</b> 1805.00
<b>Building Area (Sq. M.)</b> 167.69	<b>Commercial Amenities</b> Parking-Extra,Paved Yard	<b>Access to Property</b> Direct Access
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> None

Great Retail/Office flex space right off of Macleod Trail. This property is Zoned C-COR3 and can be used for a wide variety of uses. This space is a beautiful modern unit with an office intensive layout, plenty of open space, and a large boardroom, reception area, kitchen, and private bathroom. >>>>>1,805 sq. ft. @ \$12/sf = \$1,805.00/m for base rent, plus op. costs (includes utilities) of \$14.32/sf= \$2,153.97. Total monthly lease of \$3,958.97 This space comes with up to 3 parking stalls for an additional \$95 - \$150/stall/month

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