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## 1004, 4515 MCLEOD TRAIL FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
29243


**MLS ID:**  
A2187567

**\$16**



 **ROBBY KHUN KHUN**  
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1004, 4515 McLeod Trail , Calgary , Alberta T2G 0A5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 14	<b>Lease Amount</b> 16.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Parkhill	<b>Year Built</b> 1976
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Building Area (Sq. Ft.)</b> 1473.00	<b>Building Area (Sq. M.)</b> 136.85	<b>Inclusions</b> Option to take the furniture as seen
<b>Restrictions</b> Call Lister,None Known	<b>Reports</b> Floor Plans	

Welcome to Unit #1004, a beautifully renovated second-floor retail space featuring HUGE windows and stunning vaulted ceilings that flood the area with natural light. This versatile space is perfect for a variety of professional retail businesses, with 5–10 year lease options available (Note: No liquor stores, pet stores, childcare, or cannabis-related businesses). The unit has been fully updated, offering a fresh, modern feel that's move-in ready. Additionally, the new tenant has the option to keep the stylish furnishings, making it even easier to set up and start operations. Conveniently located with quick access to Glenmore, Deerfoot Trail, and just minutes from Chinook Centre and downtown Calgary. Enjoy plenty of on-site parking and exceptional visibility, with over 60,000 vehicles passing daily. This space offers a competitive lease rate at \$16 per sq. ft. plus \$14 in operating costs, which includes taxes and most utilities. Don't miss this excellent opportunity—book your viewing today!

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