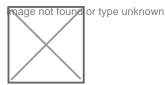


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1004, 4515 MCLEOD TRAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 29243

MLS ID: A2187567

\$16



△ ROBBY KHUN KHUN

(403) 669-6360

RE/MAX iRealty Innovations

403-228-5557

M

1004, 4515 McLeod Trail, Calgary, Alberta T2G 0A5

Transaction Type

For Lease

Days On Market

72

Lease Amount

16.00

Lease Frequency

Annually

Subdivision Parkhill Year Built 1976

Structure Type

Retail

Property Type Commercial Property Sub Type

Office

Building Area (Sq. Ft.)

1473.00

Building Area (Sq. M.)

136.85

Inclusions

Option to take the furniture as seen

Restrictions Reports
Call Lister.None Known 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!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.