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## 10408 B, 10440 MACLEOD TRAIL SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
30067

**MLS ID:**  
A2208660

**\$32**



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 10408 B, 10440 Macleod Trail SE, Calgary , Alberta T2J0P8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 350	<b>Lease Amount</b> 32.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> Direct Control C-2 Guidli	<b>Subdivision</b> Willow Park
<b>Year Built</b> 1987	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 6946JK	<b>Building Area (Sq. Ft.)</b> 3000.00
<b>Building Area (Sq. M.)</b> 278.71	<b>Lot Size (Sq. Ft.)</b> 160736	<b>Lot Size (Acres)</b> 3.69
<b>Roof</b> Concrete	<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air
<b>Heating</b> Central,Natural Gas	<b>Inclusions</b> NA	<b>Restrictions</b> None Known

#### Reports

Building Plans

Century Park Plaza. Prime space available for Grocery, Liquor store, Restaurant, Retail , Medical, Pharmacy, Financial General Retail and other possible use's Highlights Include; Size & Flexibility: Up to 10,192 sq. ft. of space, with potential for subdivision based on the tenant's requirement. Location & Visibility: Prime space located with high exposure to Macleod Trail and Bonaventure Drive, ensuring significant traffic, visibility as well as prominent pylon and fascia signage. Renovations & Upgrades: Recent major renovations and upgrades to the shopping Centre, improving overall aesthetics and functionality. Parking: Excellent parking options, including surface and upper deck parking, providing ample space for visitors and employees. Existing Tenant's: Taco Time, Samwon Garden, Tea Funny, Dollar Tree, Willow Park Child Care, Macleod Thrift Store, Jennifer Nail Studio, Scissor Works, Edward Jones Design Features: Bright space featuring tall glass storefront and high ceilings creating an attractive and open environment for various business types. Ideal location for businesses seeking highly visible flexible space on one of Calgary's busiest traffic corridors.

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