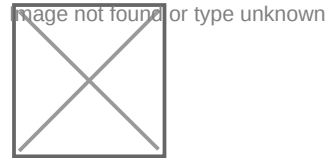


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

***** PRIME LOCATION ON MACLEOD TRAIL ***
EXCELLENT OPPORTUNITY TO SUBLEASE 1,145 SQ.
FT. OF PRIME...**



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
32532

MLS ID:
A2264612

\$36



 **SAM PATEL**
 (587) 582-6032

 First Place Realty
 403-547-8401

 Calgary , Alberta

Transaction Type For Lease	Days On Market 11	Lease Amount 36.00
Lease Frequency Monthly	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 1145.00	Building Area (Sq. M.) 106.37
Inclusions Call Lister	Restrictions Call Lister, Landlord Approval	Reports Building Plans, Floor Plans, Formal Lease

*** Prime Location on Macleod Trail *** Excellent opportunity to sublease 1,145 sq. ft. of prime commercial space at approximately \$36/SF/month plus additional rent. The existing business is a quick-service restaurant (QSR) offering strong visibility, excellent exposure, and convenient access. This is a lease assignment with approximately 96 months remaining on the original lease, plus two additional 5-year renewal options. The space is ideally suited for existing use, including quick-service restaurants (Pizza, Shawarma, Mexican, Indian, Thai, or other cuisines with dine-in and take-out services) as well as pet grooming, dog wash, pet store, mobile repair, barber shop, or other service-based businesses. A versatile space in a high-traffic location with ample parking.

***Existing business is also available for sale ! ***

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