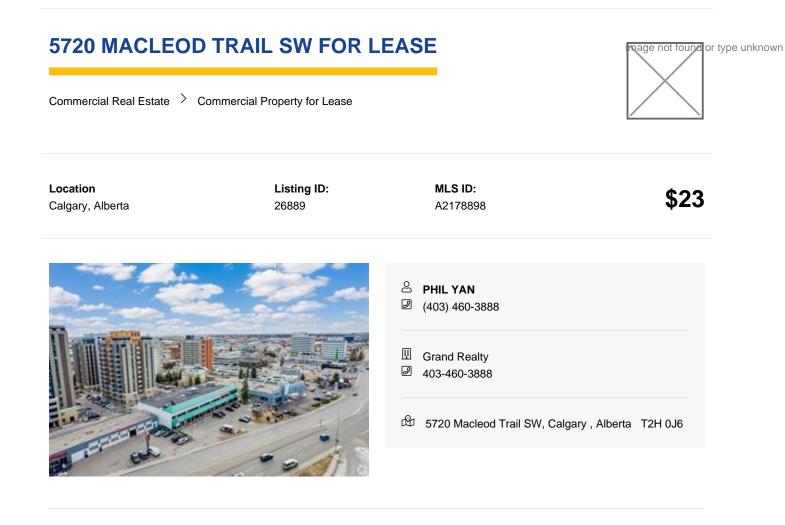


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Days On Market Lease Amount **Transaction Type** For Lease 225 23.00 Lease Frequency Zoning Subdivision Annually C-COR3 f3.0h46 Manchester **Building Type** Year Built Structure Type 1975 **Commercial Mix** Retail **Property Type Property Sub Type** Building Area (Sq. Ft.) Commercial Retail 2269.00 Access to Property Building Area (Sq. M.) Inclusions On Major Traffic Route, Public 210.80 N/A Transportation Nearby Restrictions Reports See Remarks None

Professionally developed main floor retail space with plenty of natural light. Building fronts onto Macleod Trail for excellent exposure. Excellent location and competitive retail lease rate, large pylon facing traffic in both directions. Suitable for a variety of businesses. Main floor 2,269.1 sq.ft available. The annual retail basic rent for this space is \$23 plus \$13.5 operating costs including tax and utilities. Quick access to Glenmore, Deerfoot and minutes to Chinook Center and Calgary Downtown. Plenty of parking on site at no additional cost. 2nd floor various office space size options are also available for lease. Please check A2178897 for more details.

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