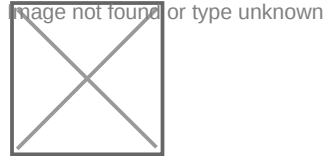


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

***** 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

*** 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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