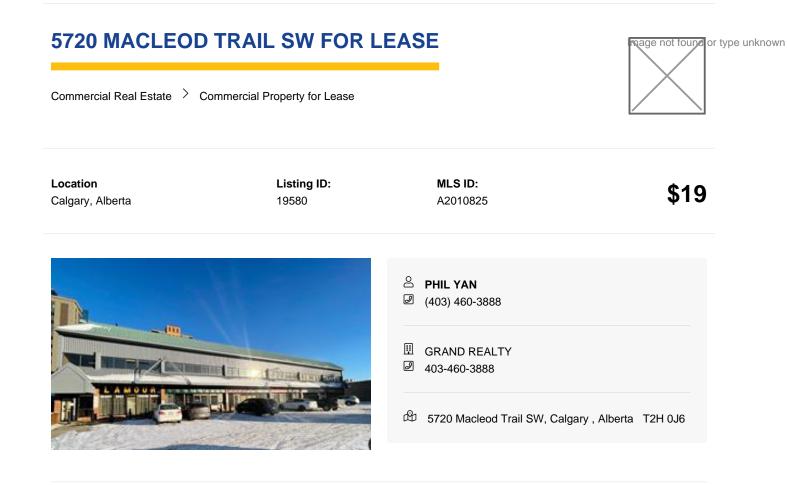


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Transaction Type For Lease

Lease Amount 19.00

Subdivision Manchester

Property Type Commercial

Building Area (Sq. M.) 157.93

Restrictions See Remarks Days On Market 535

Lease Frequency Annually

Building Type Commercial Mix

Property Sub Type Retail

Access to Property On Major Traffic Route,Public Transportation Nearby

Reports Other Documents Year Built 1975

Zoning C-COR3 f3.0h46

Structure Type Retail

Building Area (Sq. Ft.) 1700.00

Inclusions N/A

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 from 1,700 sq.ft to 2,160 sq.ft available. The annual retail basic rent for this space is \$19 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 A2012144 for more details.

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