

# \$16 - 1004, 4515 Mcleod Trail, Calgary

MLS® #A2187567

**\$16**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Parkhill, Calgary, Alberta

Welcome to Unit #1004, a beautifully renovated second-floor retail space featuring HUGE windows and stunning vaulted ceilings that flood the area with natural light. This versatile space is perfect for a variety of professional retail businesses, with 5-10 year lease options available (Note: No liquor stores, pet stores, childcare, or cannabis-related businesses).

The unit has been fully updated, offering a fresh, modern feel that's move-in ready. Additionally, the new tenant has the option to keep the stylish furnishings, making it even easier to set up and start operations.

Conveniently located with quick access to Glenmore, Deerfoot Trail, and just minutes from Chinook Centre and downtown Calgary. Enjoy plenty of on-site parking and exceptional visibility, with over 60,000 vehicles passing daily.

This space offers a competitive lease rate at \$16 per sq. ft. plus \$14 in operating costs, which includes taxes and most utilities.

Don't miss this excellent opportunity! book your viewing today!

Built in 1976

## Essential Information



|            |            |
|------------|------------|
| MLS® #     | A2187567   |
| Price      | \$16       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1976       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1004, 4515 Mcleod Trail |
| Subdivision | Parkhill                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2G 0A5                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 144                |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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