

# \$18 - 4206 Macleod Trail S, Calgary

MLS® #A2212835

**\$18**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Manchester Industrial, Calgary, Alberta

A high-traffic, 4,700 SF turn-key restaurant space is available for lease on Macleod Trail South, located within the Amenida Residence Hotel. This fully built-out space features two 16-foot commercial canopies, one walk-in cooler, and two walk-in freezers, making it ideal for immediate operation. With a seating capacity of over 180 guests and lease rates well below market, this is a rare opportunity to secure a premium restaurant location without the usual build-out costs. All utilities are included in the CAM fees, providing further value. The landlord is specifically seeking tenants offering Asian-style cuisine to complement the area and the hotel's clientele.

Built in 1974

## Essential Information

MLS® #	A2212835
Price	\$18
Bathrooms	0.00
Acres	0.00
Year Built	1974
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	4206 Macleod Trail S
---------	----------------------



Subdivision	Manchester Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 2R7

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	128

### **Listing Details**

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.