

\$12 - 302, 4014 Macleod Trail S, Calgary

MLS® #A2136532

\$12

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Manchester Industrial, Calgary, Alberta

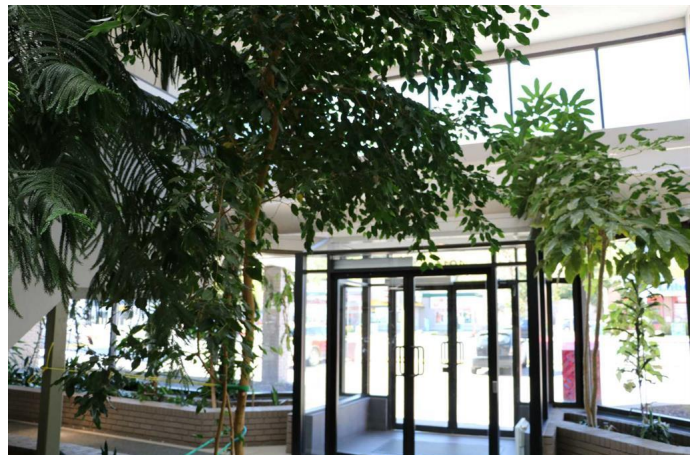
Great Retail/Office flex space right off of Macleod Trail. This property is Zoned C-COR3 and can be used for a wide variety of uses. This space is a beautiful modern unit with 2 offices, a large boardroom, reception area, kitchenette, and tons of natural light. The space is East facing (Macleod Trail). The landlord is offering a Tenant Allowance of \$30.00 PSF on a 5 year term, that's \$43,590.00 to make this space your own! >>>>>1,453 sq. ft. @ \$12/sf = \$1,453.00/m for base rent, plus op. costs (includes utilities) of \$14.32/sf= \$1,733.91. Total monthly lease of \$3,186.91<<<<< This space comes with up to 2 parking stalls for an additional \$95 - \$150/stall/month

Built in 1978

Essential Information

MLS® #	A2136532
Price	\$12
Sold Price	\$12
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Office
Status	Sold

Community Information



Address	302, 4014 Macleod Trail S
Subdivision	Manchester Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 2R7

Amenities

Parking Spaces	3
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Additional Information

Date Listed	May 29th, 2024
Date Sold	August 13th, 2024
Days on Market	76
Zoning	C-COR3
HOA Fees	0.00

Listing Details

Listing Office	Blackstone Realty
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