



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

MLS # A2264612

Calgary, Alberta

\$36

**SPACE
FOR
SUBLEASE**

Division:	Calgary
Type:	Business
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,145 sq.ft.
Zoning:	-

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: Call Lister

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

*** 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 ! ***