



GRASSROOTS
REALTY GROUP

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**Unit 318, 4014 Macleod Trail S
Calgary, Alberta**

MLS # A2075859



\$12 per sq.ft.

Division: Manchester Industrial

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Atrium Square

Bus. Name: -

Size: 1,830 sq.ft.

Zoning: C-COR3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Great Retail and Office space just right off of Macleod Trail. This property is Zoned C-COR3 and can be used for a wide variety of uses including but not limited to : Medical Clinic, Salon, Law Firm, Counselling Service, etc. >>>>>1,830sq.ft.+/- @ \$12/sf = \$1,830/m for base rent, plus op. costs of \$14.55/sf = Total monthly lease of \$4048.86