



**GRASSROOTS**  
REALTY GROUP

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**Unit 302, 4014 Macleod Trail S  
Calgary, Alberta**

**MLS # A2110251**



**\$12 per sq.ft.**

**Division:** Manchester Industrial

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Atrium Square

**Bus. Name:** -

**Size:** 1,453 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. >>>>>1,453sq.ft.+/- @ \$12/sf = \$1,453/m for base rent, plus op. costs of \$14.55/sf = Total monthly lease of \$3,214.76