

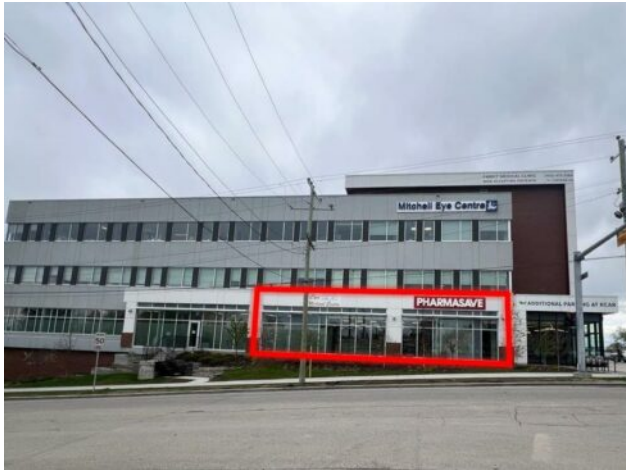


**GRASSROOTS**  
REALTY GROUP

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**Unit 180, 5504 Macleod Trail SW  
Calgary, Alberta**

**MLS # A2111011**



**\$38 per sq.ft.**

**Division:** Manchester

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Poplar Centre

**Bus. Name:** -

**Size:** 800 sq.ft.

**Zoning:** C-COR

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Space currently outfitted with office and storage room. Unit adjacent to a medical clinic and pharmacy. Located in main floor with good frontage and allows signage opportunity. Unit is within Poplar Centre, a state-of-the-art health and wellness centre located on the corner of Macleod Trail and 53 Avenue SW. Other tenants within the building includes medical clinics, dental clinic, pharmacy, physiotherapy centre, restaurant and Starbucks. Centrally located with quick access to Chinook Centre Mall and Chinook LRT station. 10 minutes away from Downtown