



**GRASSROOTS**  
REALTY GROUP

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209, 240 Midpark Way  
Calgary, Alberta

MLS # A2137354



**\$15 per sq.ft.**

**Division:** Midnapore

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** High exposure very busy shopping center

**Bus. Name:** -

**Size:** 3,762 sq.ft.

**Zoning:** C-C2

**Heating:** Central, Natural Gas

**Floors:** -

**Roof:** Membrane

**Exterior:** Concrete

**Water:** -

**Sewer:** -

**Inclusions:** NA

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 8.90 Acres

**Lot Feat:** -

- Fully developed office spaces available with notice, 3,762 sq. ft. and 2,084 sq. ft. with elevator access to 2nd floor  
- Excellent opportunity within very active Midnapore Mall just off Macleod Trail South - Prime main floor retail / restaurant / medical space available, 2,295 sq. ft. high ceiling and rear common loading dock access, - High vehicle and signage exposure - Strong anchor Tenants create great draw for new Tenant's - High population area, strong household income and close proximity to LRT station - Strong Tenant mix, including Treehouse Family Playground, Wendy's, Dollorama, Planet Fitness, Cloverdale Paints, International Food Supermarket and a mix of retail, beauty, medical, pharmacy, personal services and restaurant Tenant's