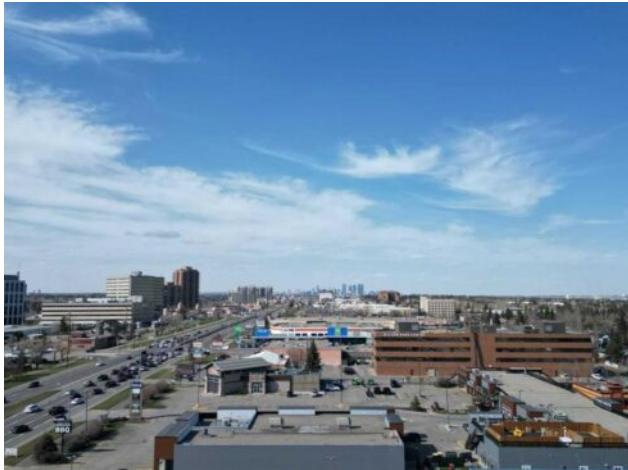




**10408, 10440 Macleod Trail SE  
Calgary, Alberta**

**MLS # A2208475**



**\$32 per sq.ft.**

**Division:** Willow Park

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Century Park Plaza

**Bus. Name:** -

**Size:** 10,192 sq.ft.

**Zoning:** -

**Heating:** Central, Natural Gas

**Floors:** -

**Roof:** Concrete

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** NA

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 3.69 Acres

**Lot Feat:** -

8677 sq. ft. conditionally Leased to 3 separate Tenants 1,515 sq. ft. Remaining Century Park Plaza. Prime space available for Grocery, Liquor store, Restaurant, Retail , Medical, Pharmacy, Financial General Retail and other possible use

Highlights Include;

Size & Flexibility: Up to 10,192 sq. ft. of space, with potential for subdivision based on the tenant's requirement. Location & Visibility: Prime space located with high exposure to Macleod Trail and Bonaventure Drive, ensuring significant traffic, visibility as well as prominent pylon and fascia signage. Renovations & Upgrades: Recent major renovations and upgrades to the shopping Centre, improving overall aesthetics and functionality. Parking: Excellent parking options, including surface and upper deck parking, providing ample space for visitors and employees. Existing Tenant's: Taco Time, Samwon Garden, Tea Funny, Dollar Tree, Willow Park Child Care, Macleod Thrift Store, Jennifer Nail Studio, Scissor Works, Edward Jones Design Features: Bright space featuring tall glass storefront and high ceilings creating an attractive and open environment for various business types. Ideal location for businesses seeking highly visible flexible space on one of Calgary's busiest traffic corridors.