



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**4206 Macleod Trail S
Calgary, Alberta**

MLS # A2212835



\$18 per sq.ft.

Division: Manchester Industrial

Type: Retail

Bus. Type: Restaurant

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,700 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

A high-traffic, 4,700 SF turn-key restaurant space is available for lease on Macleod Trail South, located within the Amenida Residence Hotel. This fully built-out space features two 16-foot commercial canopies, one walk-in cooler, and two walk-in freezers, making it ideal for immediate operation. With a seating capacity of over 180 guests and lease rates well below market, this is a rare opportunity to secure a premium restaurant location without the usual build-out costs. All utilities are included in the CAM fees, providing further value. The landlord is specifically seeking tenants offering Asian-style cuisine to complement the area and the hotel's clientele.