

# \$16 - 1004, 4515 Mcleod Trail, Calgary

MLS® #A2187567

**\$16**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Parkhill, Calgary, Alberta

Welcome to Unit #1004, a beautifully renovated second-floor retail space featuring HUGE windows and stunning vaulted ceilings that flood the area with natural light. This versatile space is perfect for a variety of professional retail businesses, with 5-10 year lease options available (Note: No liquor stores, pet stores, childcare, or cannabis-related businesses).

The unit has been fully updated, offering a fresh, modern feel that's move-in ready. Additionally, the new tenant has the option to keep the stylish furnishings, making it even easier to set up and start operations.

Conveniently located with quick access to Glenmore, Deerfoot Trail, and just minutes from Chinook Centre and downtown Calgary. Enjoy plenty of on-site parking and exceptional visibility, with over 60,000 vehicles passing daily.

This space offers a competitive lease rate at \$16 per sq. ft. plus \$14 in operating costs, which includes taxes and most utilities.

Don't miss this excellent opportunity—book your viewing today!

Built in 1976

## Essential Information



MLS® #	A2187567
Price	\$16
Bathrooms	0.00
Acres	0.00
Year Built	1976
Type	Commercial
Sub-Type	Office
Status	Active

### **Community Information**

Address	1004, 4515 Mcleod Trail
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0A5

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	98

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.