



780-832-5880

cord@gpremax.com

MLS # A2264612

Calgary, Alberta

**SPACE  
FOR  
SUBLEASE**

**\$36**

Division: Calgary

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,145 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Call Lister

\*\*\* Prime Location on Macleod Trail \*\*\* Excellent opportunity to sublease 1,145 sq. ft. of prime commercial space at approximately \$36/SF/month plus additional rent. The existing business is a quick-service restaurant (QSR) offering strong visibility, excellent exposure, and convenient access. This is a lease assignment with approximately 96 months remaining on the original lease, plus two additional 5-year renewal options. The space is ideally suited for existing use, including quick-service restaurants (Pizza, Shawarma, Mexican, Indian, Thai, or other cuisines with dine-in and take-out services) as well as pet grooming, dog wash, pet store, mobile repair, barber shop, or other service-based businesses. A versatile space in a high-traffic location with ample parking. \*\*\*Existing business is also available for sale ! \*\*\*