



**GRASSROOTS**  
REALTY GROUP

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101, 340 50 Avenue SE  
Calgary, Alberta

MLS # A2220435



**\$27 per sq.ft.**

Division: Manchester Industrial

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,100 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

This vacant commercial space is now available for lease and offers great flexibility for your business. This location is highly suitable for a large daycare facility using the full 4,100 square feet. It is also a perfect fit for a medical clinic, a massage spa, or a fitness studio. The base rent for a daycare is \$27 per square foot. A rate of \$22 per square foot is offered for smaller spaces used for a spa or massage therapy. Operating costs are \$16 per square foot and include property tax, parking, and all utilities. High-speed internet and garbage services. The building recently completed a window replacement project to improve efficiency and appearance. We welcome all types of businesses to inquire about this opportunity.