



9623 Macleod Trail SW
Calgary, Alberta

MLS # A2324709



\$6,300,000

Division: Haysboro

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,589 sq.ft.

Zoning: C-COR3 f1.0h12

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.52 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

An exceptional opportunity to acquire a fully tenanted, dual-tenant net lease investment property located along one of Calgary's most commercially active retail corridors. This 8,589 square foot property sits on a 0.52-acre site with approximately 150 feet of prime frontage along Macleod Trail. The property is anchored by two well-established automotive service brands — Mr. Lube and Midas — occupying 5,000 SF and 3,589 SF respectively. Both tenants operate under net lease structures with renewal options in place, providing investors with stable, predictable income and long-term tenancy certainty. Combined base annual rent is \$300,000, reflecting strong in-place cash flow supported by national covenant tenants. The site is zoned C-COR3 F1.0h12, but the neighbouring property has submitted an LOC to MU-2 f4h40, offering future redevelopment potential in one of the city's most sought-after commercial zones. Strategically positioned between Heritage Drive and Southland Drive, the property is surrounded by major retailers including Walmart Supercentre, Superstore, McDonald's, Subway, London Drugs, and major financial institutions. The adjacent Southland LRT Station further reinforces the location's accessibility and long-term commercial demand. This investment presents a rare combination of strong tenancy, irreplaceable Macleod Trail exposure, and future land value upside in a supply-constrained corridor.