



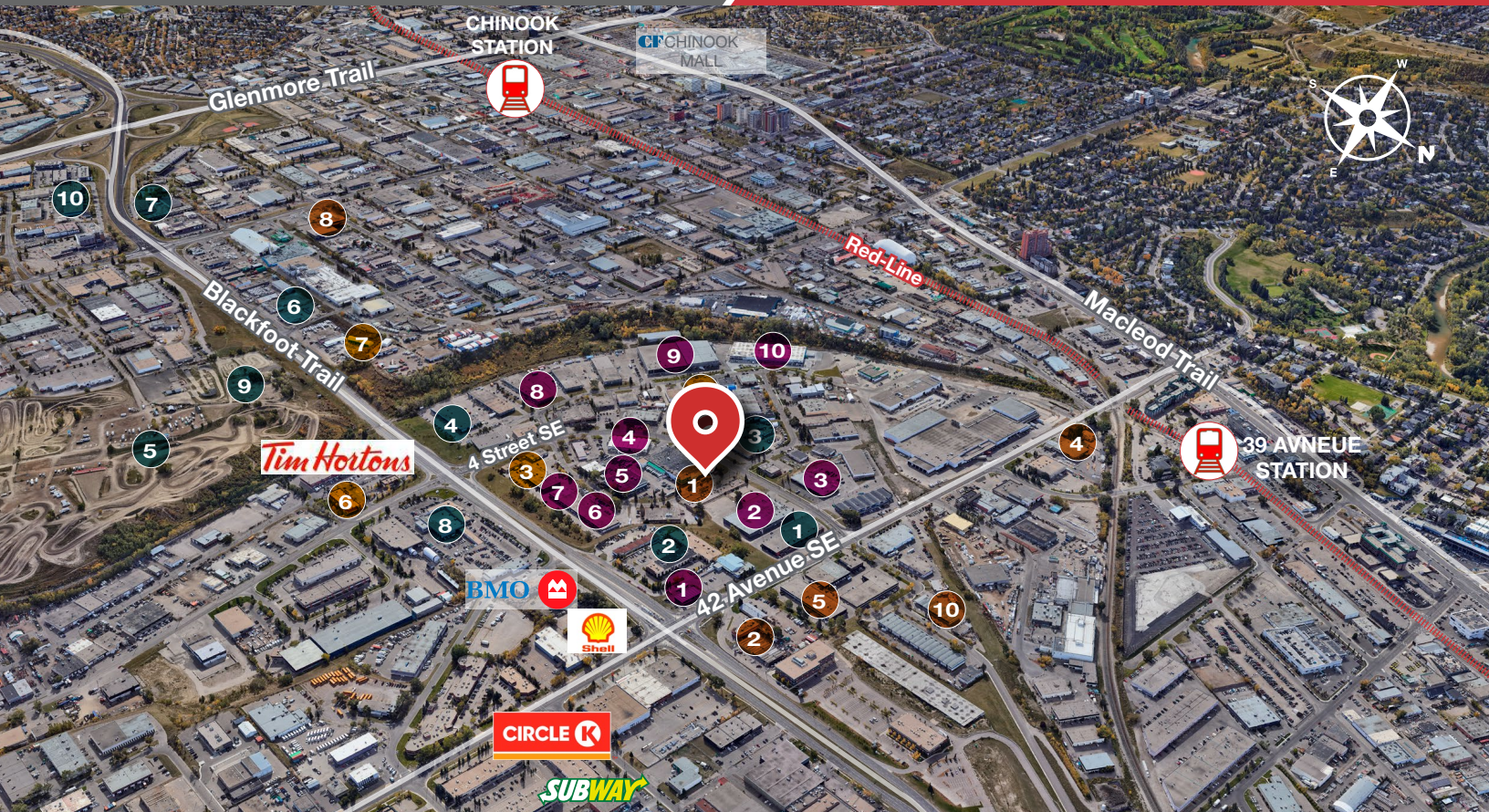
## 4412 Manilla Road SE Calgary, AB

### PROPERTY FEATURES

- » Unit 2 has been renovated with new LED lights, vinyl flooring, 5" baseboards, new paint, updated wash-rooms and roll up binds.
- » Building exterior has new LED lights and illuminated signs
- » Excellent location in the heart of a thriving business district, offering high visibility.
- » Quick access to Blackfoot Trail, Macleod Trail, Deerfoot Trail and Glenmore Trail.
- » Public transportation options such as nearby bus stops and c-train station, making it convenient for both customers and employees.
- » Versatile layout that can be easily customized to suit the needs of different retail businesses, offering the opportunity for a unique and tailored storefront.
- » Ample parking.
- » Various options available.
- » Landlord open to buildout options.
- » Landlord will install bigger loading door(s) if needed.
- » **Book a tour to see the options available for your client.**







## PROPERTY DETAILS

SUBMARKET **Manchester**

ZONING **I-G (Industrial-General)**

TOTAL SIZE **8,525 +/- SF**

UNIT 1 **Leased**

UNIT 2 **2,763 +/- SF**

UNIT 9 **Leased**

UNIT 10 **Leased**

UNIT 13 **Leased**

LEASE RATE **Market**

OPERATING COST **\$6.80 PSF (2024)**

POWER **TBV**

PARKING **Ample (scrambled)**

LOADING **Man Door/ Roll-up Door potential**

AVAILABLE **Immediately**

## NEARBY AMENITIES



### Food, Drinks & Market

1. Empanada Queen
2. Coco Brooks
3. Bono Coffee Roasters
4. Alloy Restaurant
5. Pretty Sweet Bakeshop
6. Jane Bond
7. Calgary Italian Bakery
8. Tim Horton's
9. Picaditas Latin Foods
10. Ukrainian Fine Foods



### Shopping

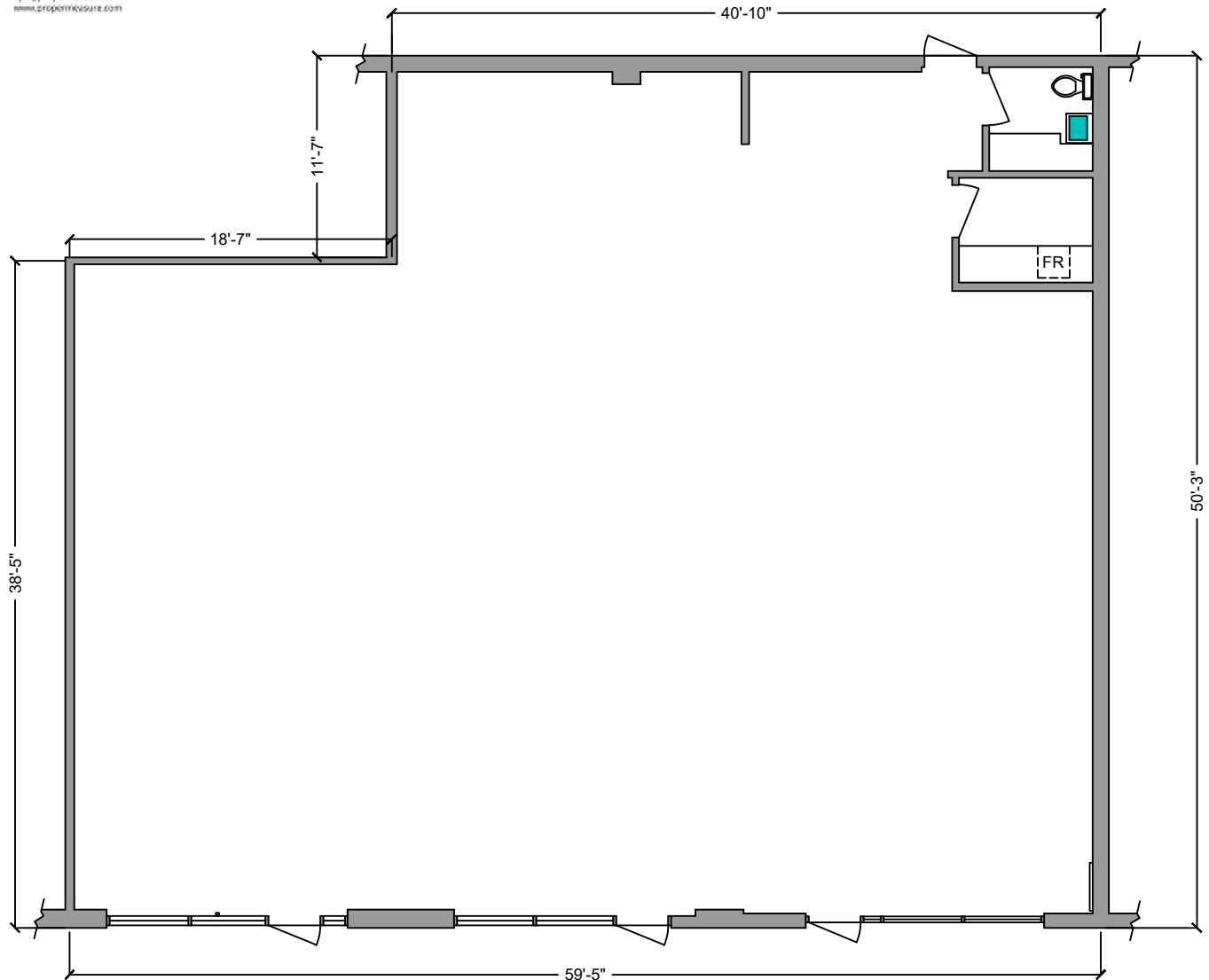
1. The Costume Shoppe
2. Grainger Industrial Supply
3. 911 Supply
4. Refrigerative Supply
5. Canadian Linen & Uniform Service
6. Auto Mann
7. On Point Performance
8. Canada Beauty Supply
9. Modern Beauty Supply
10. Amazon Locker & Delivery Station



### Lifestyle & Recreation

1. Rad Golf
2. Calgary Sports & Social Club
3. Calgary Centre For Spiritual Healing
4. Fitness Factory Calgary
5. Wild Rose Motocross Association
6. U-Haul
7. Mike Miles Muay & Kickboxing
8. Shaw GMC
9. Blackfoot RC Track
10. Gymnastic Club

## FLOOR PLAN







## CONTACT US

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