



**FOR LEASE**

## 7330 Macleod Trail South Calgary, AB T2H 0L9

- Total For Lease: 13,236 SF +/-
- Parts Room: 1,822 SF FOR LEASE
- Drive In Bay: 1,388 SF FOR LEASE
- Mechanical Shop: 8,327 SF FOR LEASE
- Break Room: 1,150 SF FOR LEASE
- Bonus Basement: 2,885 SF
- Leased Area: 7,250 SF
- Land Size: 2.06 acres
- Asking Rate: \$20.00 psf net/ Reduced to \$15 psf
- Operating Costs: \$10.00 psf (2025 EST)
- Land Use Designation: Direct Control 155D2024 Site 1
- Available: Immediate
- Lease Term: 5 years



# Tyler Realty Corp. Ltd

201, 6628 Crowchild Trail SW Calgary, AB T3E 5R8

**Phone:** 403.253.0333

**TYLERREALTY.COM**



# Executive Summary



## OFFERING SUMMARY

**Rentable SF:** 13,236 SF+/-

**Land Size:** 2.06 Acres

**Lease Rate:** \$20.00 SF/yr (Net)  
Reduced to \$15 psf

**Land Use** Direct  
**Designation:** Control155D2024  
Site 1

**Lease Term:** 5 years

**Available:** Immediate

## PROPERTY HIGHLIGHTS

- **Electrical:** 600 amps (tbv)
- **HVAC:** Rooftop HVAC units for office and showroom  
Radiant tube heat for shop
- **Drive-through service bay:**
  - Doors:** 2 – 12' x 12' drive-in overhead doors
  - Height:** 14' clear
  - Features:** Trench drain with sump
- **Service shop:**
  - Doors:** 1 – 12' x 12' drive-in overhead door  
2 additional drive-in doors adjacent to shop provide access to vehicle realignment bay and wash bay
  - Height:** 14' clear
  - Features:** Make-up air & tailpipe exhaust, trench with sump  
16 service bays



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General Disclaimer

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# Property Description



## PROPERTY DESCRIPTION

Former Big 4 Motors site available for lease. Located along busy MacLeod Trail S, the subject property boasts excellent exposure to over 58,000 vehicles per day. The building has a split-level design with upper-level offices and main level showroom. The office area is primarily open plan with one large boardroom and private office. The showroom is open concept.



# Additional Photos



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# Additional Photos





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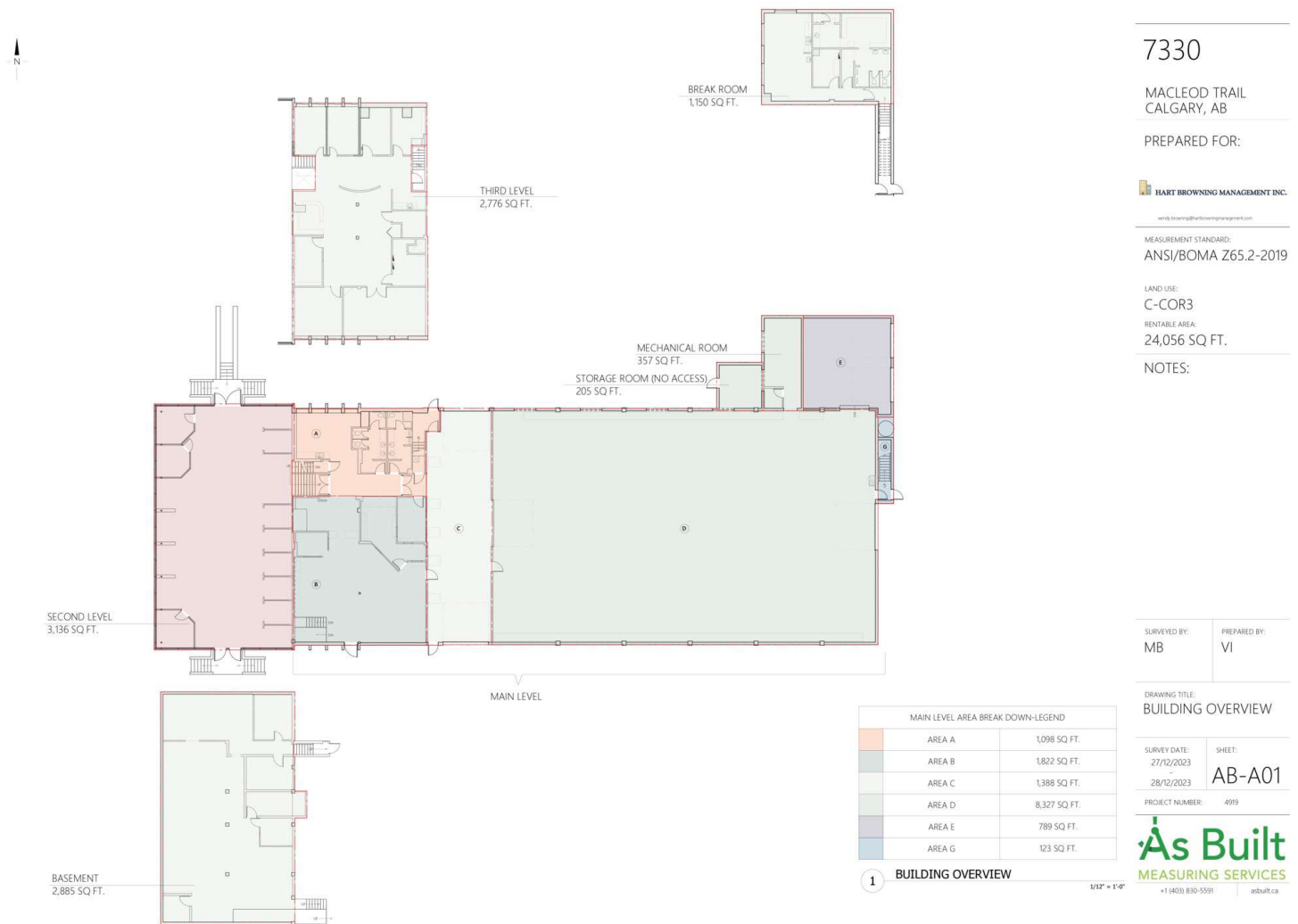
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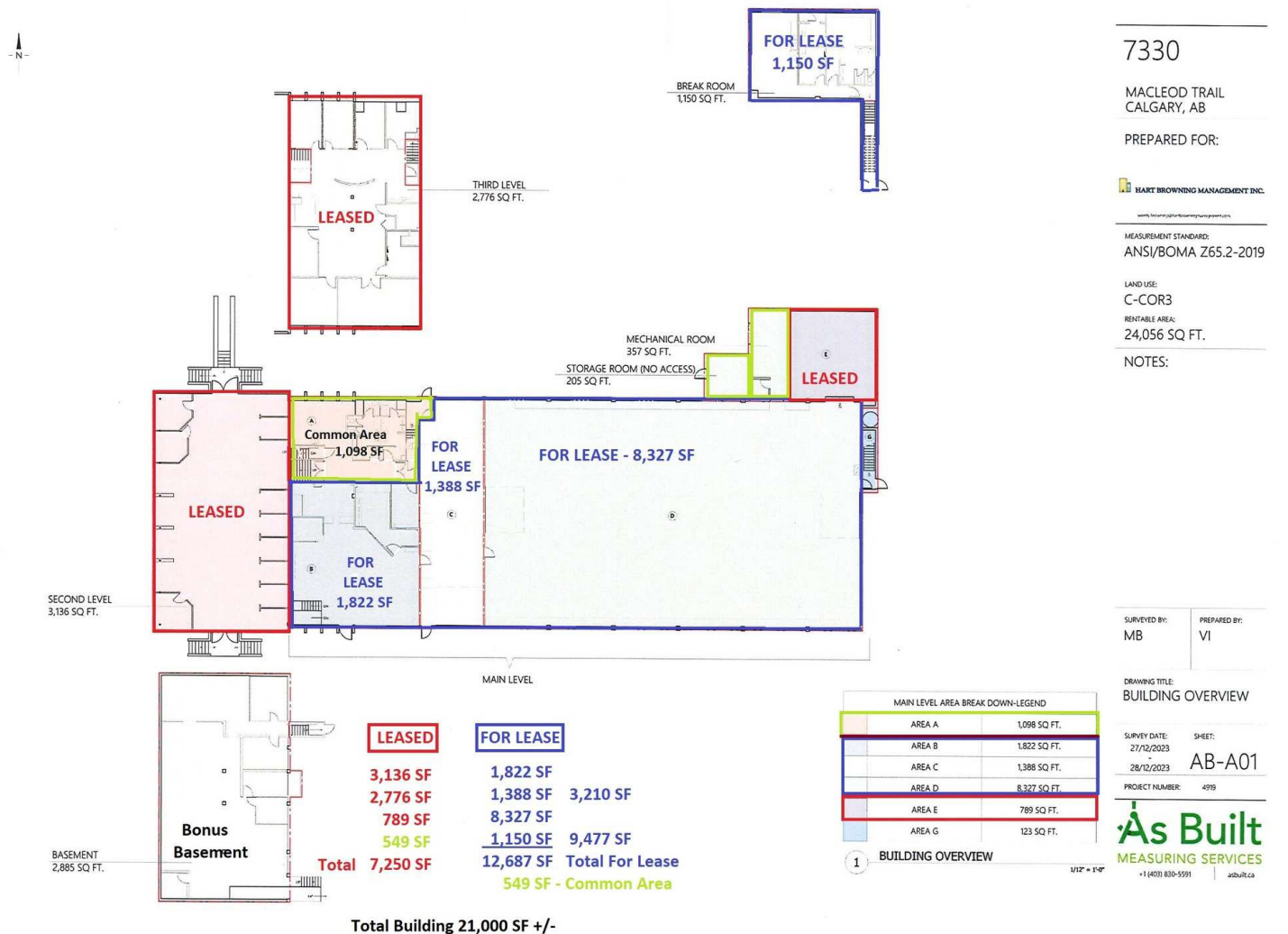
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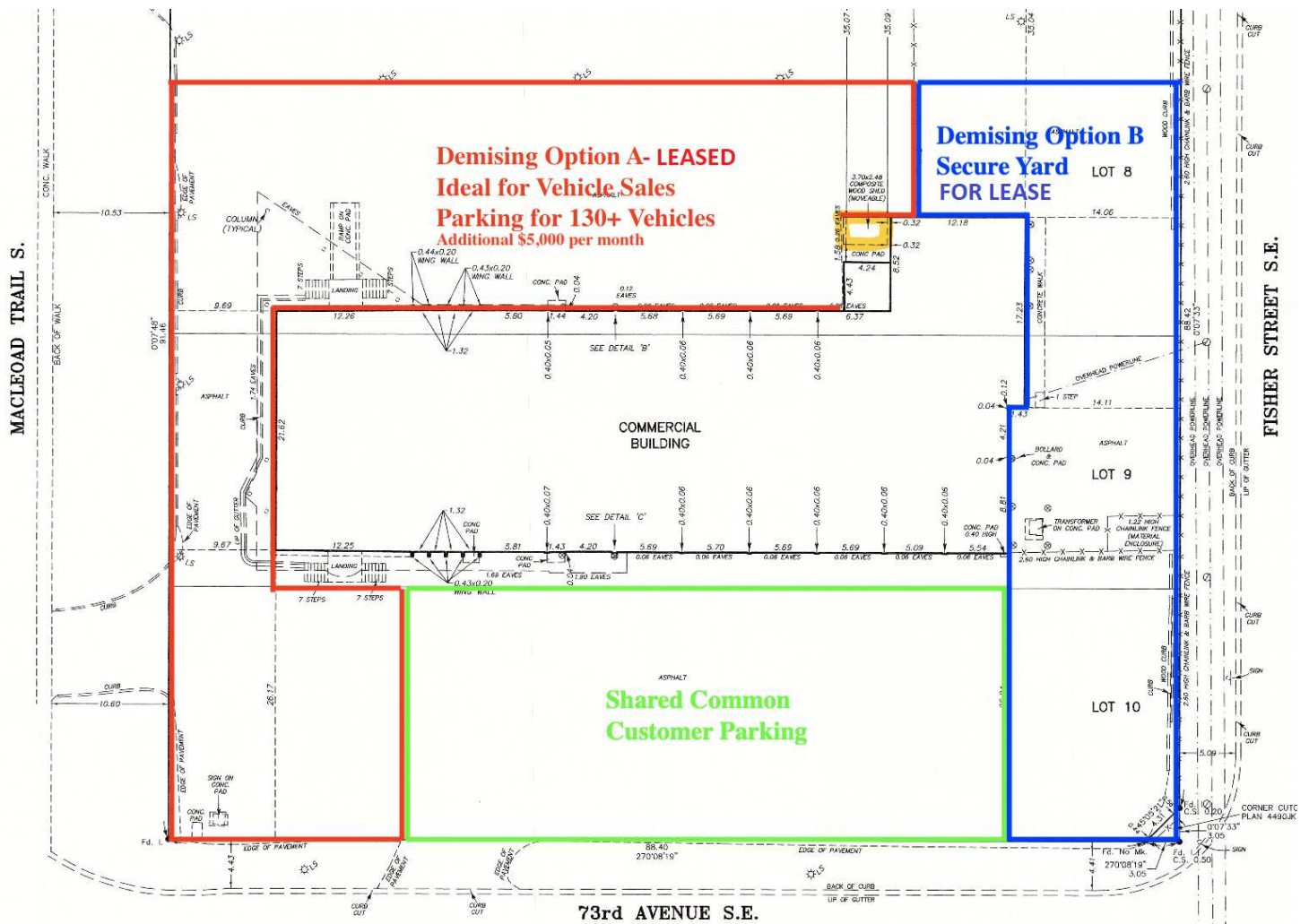


# Demising options

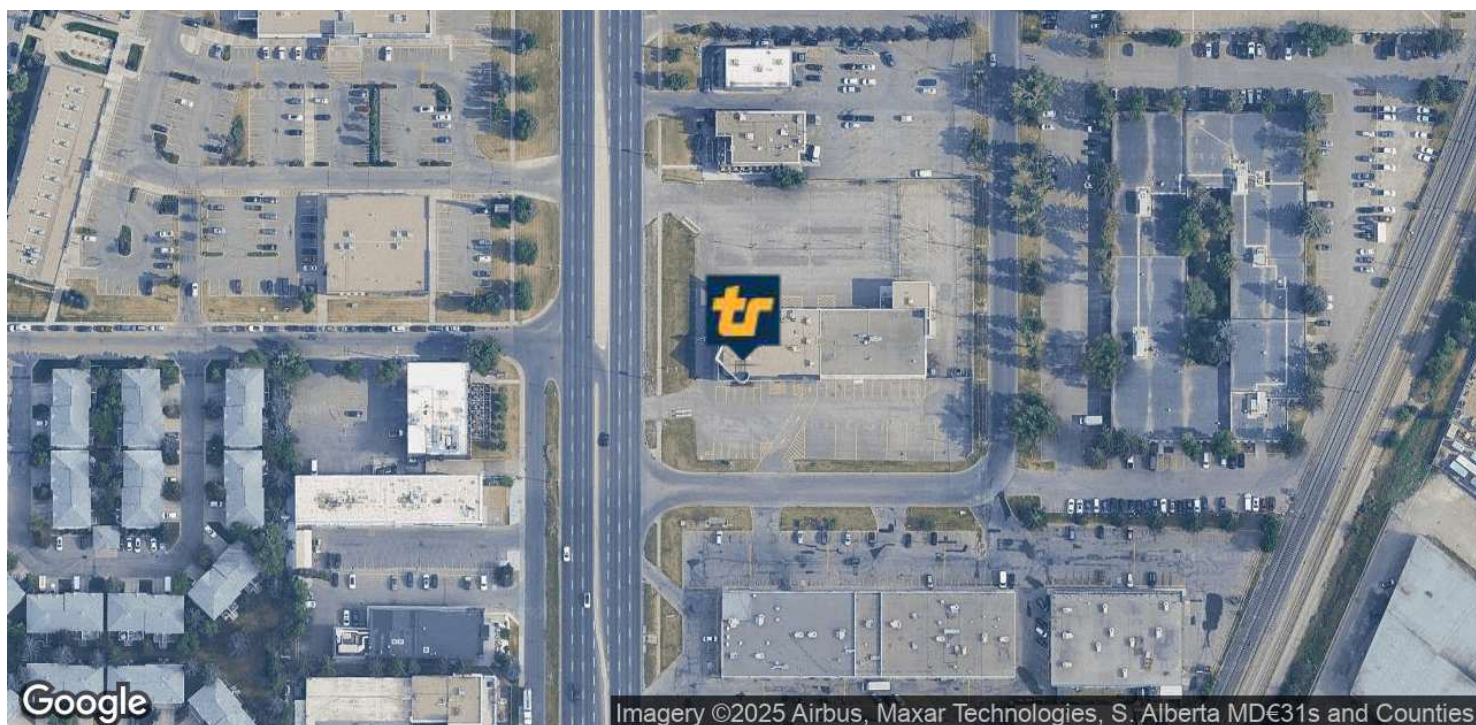
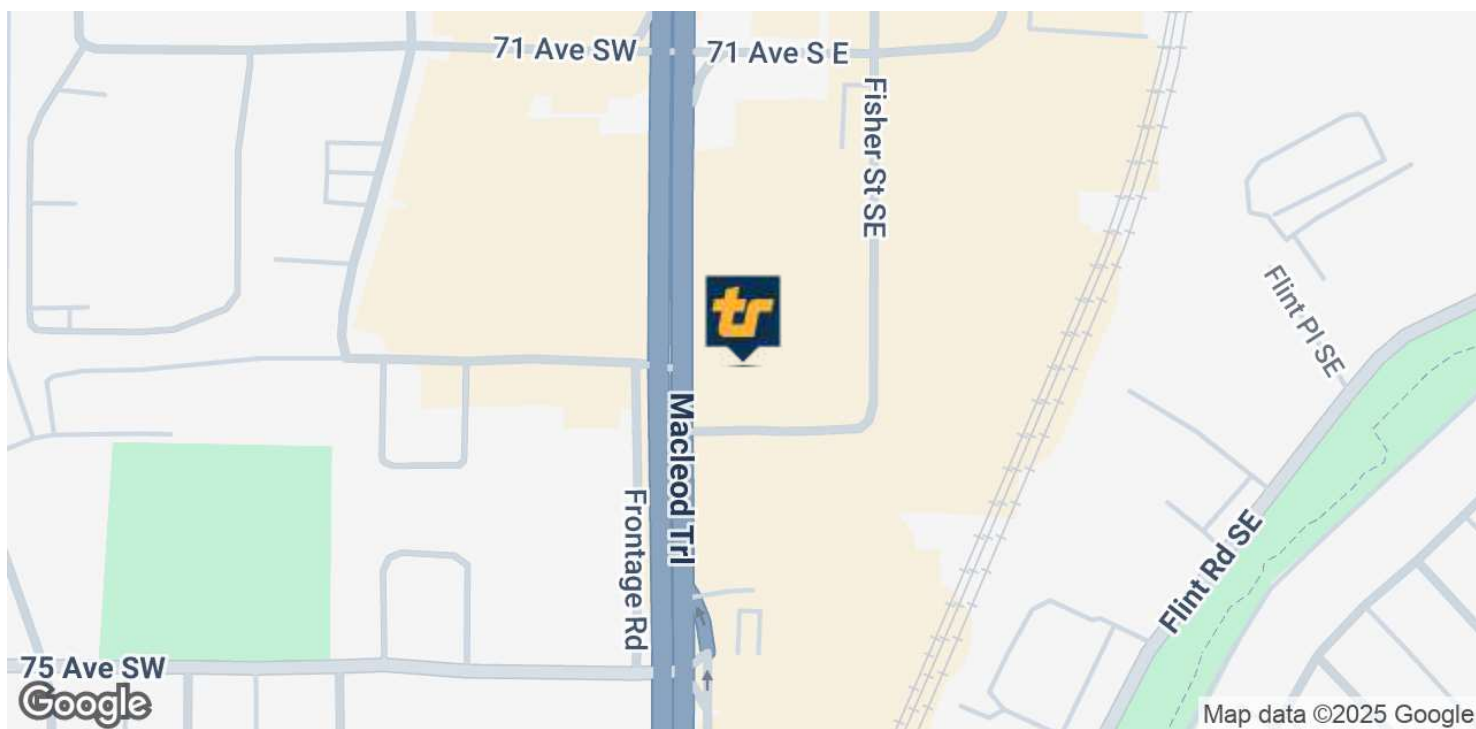




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# Location Map



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