



# RETAIL SPACE FOR LEASE 5824 – 2<sup>nd</sup> Street SW



Calgary SMI Commercial  
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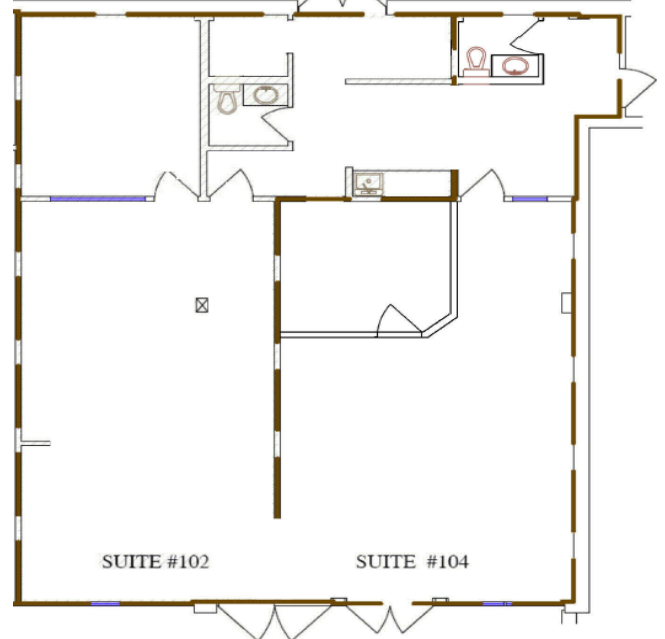
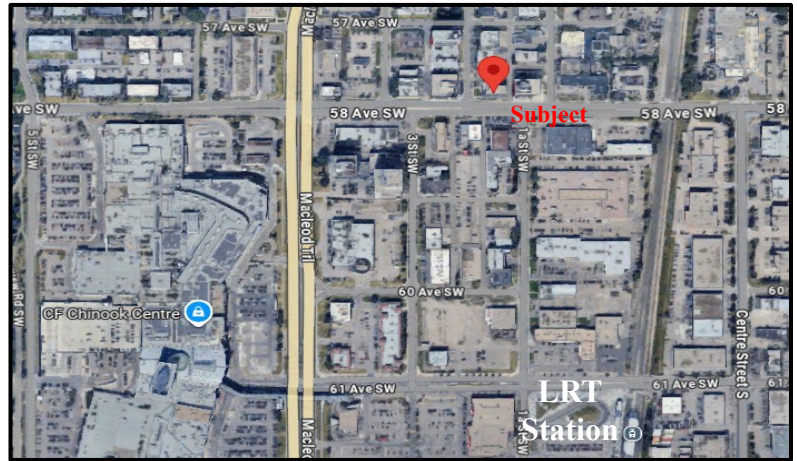
**403-701-0459**

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**403-862-0799**

- Subdivision:** Manchester Business Park
- Unit 102:** 1,071 Square Feet
- Unit 104:** 845 Square Feet
- Unit 102 & 104:** 1,916 Square Feet
- Lease Rate:** \$24.00/SqFt
- Operating Cost:** \$16.07/SqFt  
*includes Utilities and Janitorial*
- Term:** 5 Years
- Availability:** Immediate – 30 Days
- Parking:** 1:700 SqFt at Market Rates  
2 hour street parking in vicinity
- Transit:** Bus Stop in front of building  
2 block from Chinook LRT station



### HIGHLIGHTS

- Professionally managed building with direct exposure to 58th Avenue SW, a busy connector between Blackfoot Trail and MacLeod Trail.
- Attractive retail space with recently renovations.
- Central Heating and Cooling (HVAC)
- Lease a single unit or both for a total of 1,916 SqFt
- Building signage available
- Extra storage available on lower level at nominal fee.
- Two blocks from Chinook Centre and Chinook LRT Station.
- Reserved parking available in parkade, street parking and other paid parking available in the vicinity

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 Virtual tour:  
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