

For Lease

512 Manitou Road SE

Calgary, AB



Prime Industrial Space Available
in Central South Calgary.

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**AVISON
YOUNG**

512 Manitou Road SE

Property details

SIZE	9,805 sf
POWER	200 Amp
LOADING	1 dock overhead door
CEILING HEIGHT	15'
SPRINKLERS	Yes
OP. COSTS	Taxes: \$4.32 OPC: \$2.88 + Mgmt fee 5% of gross rent
PARKING	8 front stalls + 13 rear stalls
ZONING	Industrial General (I-G)

Property highlights



Excellent Accessibility: Centrally located in Manchester Industrial with quick access to major routes including Glenmore Trail, Blackfoot Trail, and Macleod Trail.



Convenient Loading Access: One dock overhead door.



Ample Parking: 21 surface parking stalls in total (8 front + 13 rear).



Sprinklered Building: Fully sprinklered for enhanced fire protection.

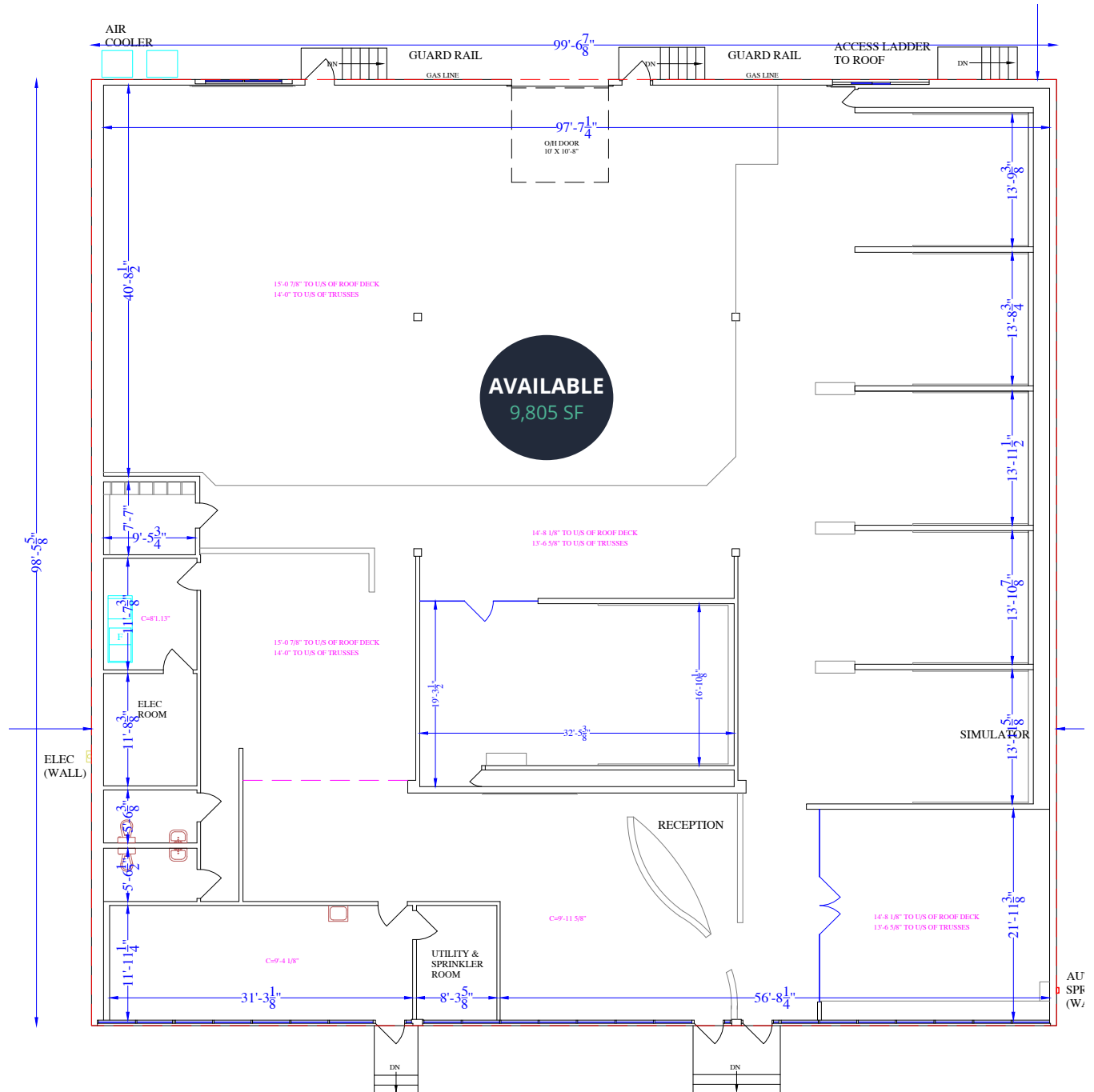


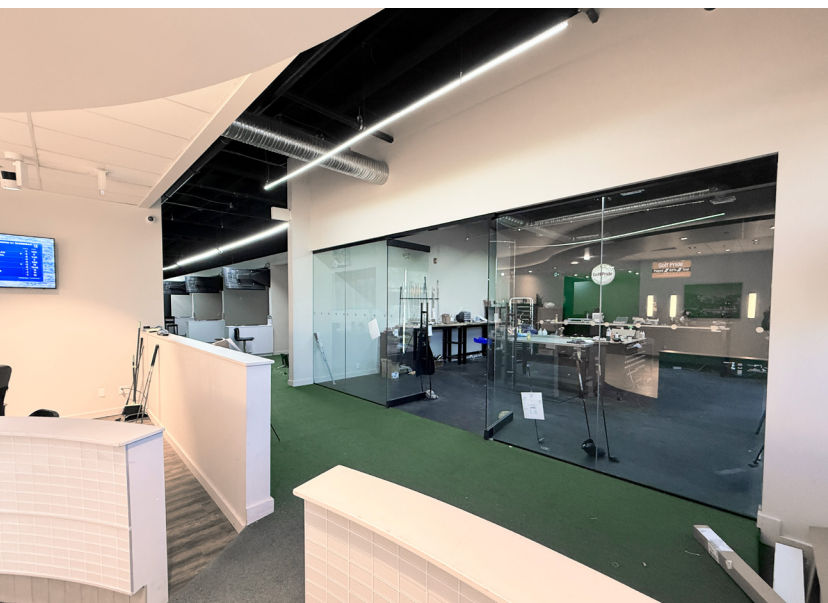
Ideal for Light Industrial or Service-Based Users: Functional layout suitable for a variety of business types.



Available Suite

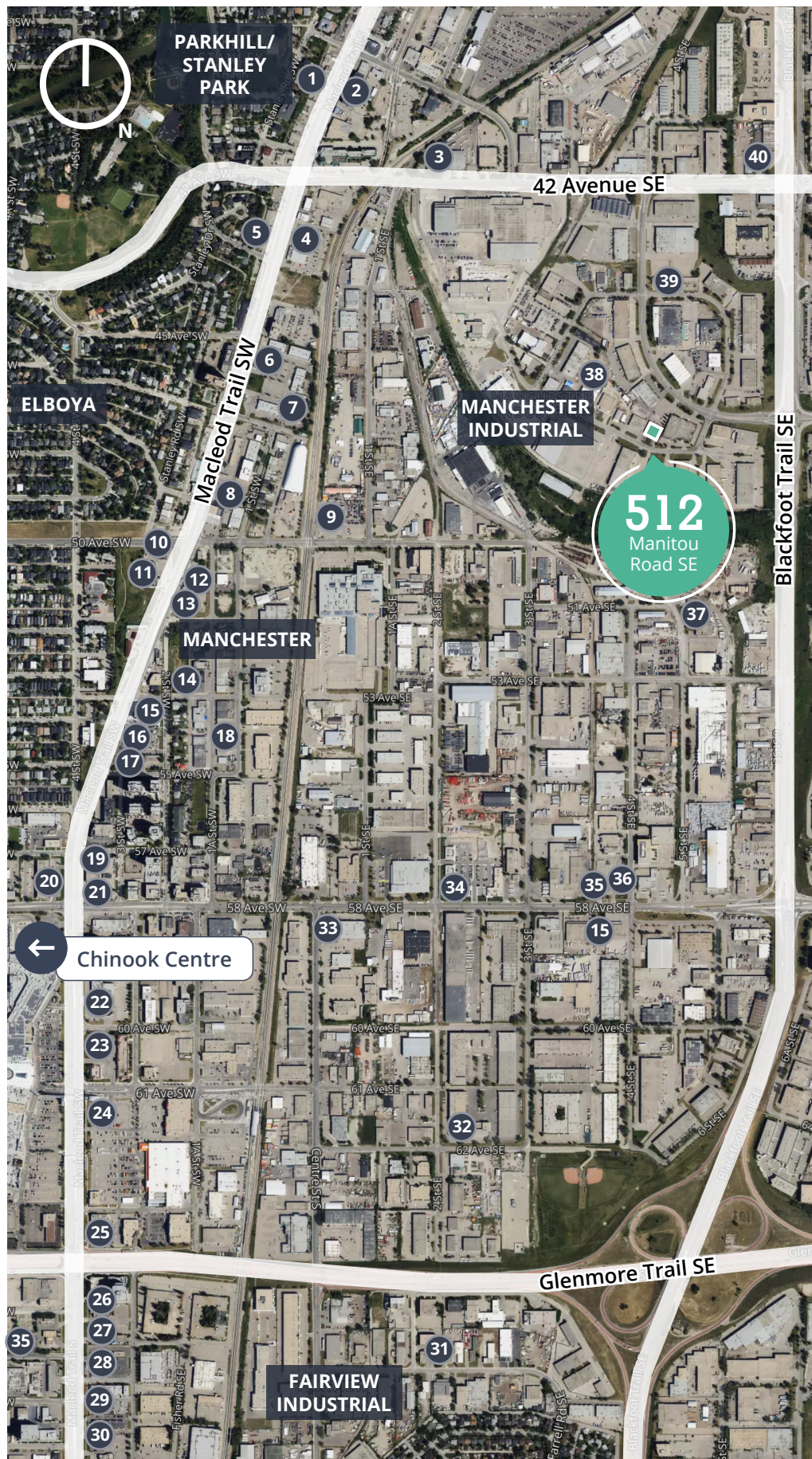
9,805 sf





Location

- 1 Popeye's
- 2 The Burger Mechanic
- 3 Alloy
- 4 Seoul Korean BBQ
- 5 Pho Vietnamese Village
- 6 Gogi Korean BBQ
- 7 Master Beef Hot Pot
- 8 Taj Mahal Restaurant
- 9 Uni Market Latin
- 10 Carl's Jr.
- 11 Skewer Hot Pot
- 12 OMO Teppan and Kitchen
- 13 To Me Vietnamese Sub
- 14 The Dog & Duck Restaurant
- 15 Cora Breakfast & Lunch
- 16 Subway
- 17 Starbucks
- 18 Creme Cream Puffs
- 19 Jjamppong Korean
- 20 WOW Bakery & Cafe
- 21 Tokyo Street Market
- 22 Greedy Donut
- 23 Red Lobster
- 24 Famosa Italian Pizzeria
- 25 A&W
- 26 A+ Buffet Sushi Bar
- 27 Pasuales
- 28 Smugglers
- 29 Cactus Club Cafe
- 30 The Keg Steakhouse
- 31 HAN COREA
- 32 Black Apron Cuisine
- 33 Prairie Dog Brewing
- 34 Red's Diner 58th
- 35 Wendy's
- 36 Tim Hortons
- 37 Calgary Italian Bakery
- 38 Picaditas Latin Foods
- 39 Empanada Queen
- 40 Coco Brooks Highfield



Contact for more information

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