

# \$18 - 4206 Macleod Trail S, Calgary

MLS® #A2212835

**\$18**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Manchester Industrial, Calgary, Alberta

A high-traffic, 4,700 SF turn-key restaurant space is available for lease on Macleod Trail South, located within the Amenida Residence Hotel. This fully built-out space features two 16-foot commercial canopies, one walk-in cooler, and two walk-in freezers, making it ideal for immediate operation. With a seating capacity of over 180 guests and lease rates well below market, this is a rare opportunity to secure a premium restaurant location without the usual build-out costs. All utilities are included in the CAM fees, providing further value. The landlord is specifically seeking tenants offering Asian-style cuisine to complement the area and the hotel's clientele.

Built in 1974

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2212835   |
| Price      | \$18       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1974       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

Address 4206 Macleod Trail S



|             |                       |
|-------------|-----------------------|
| Subdivision | Manchester Industrial |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 2R7               |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 87               |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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