

**209, 240 Midpark Way
Calgary, Alberta**

MLS # A2137354



\$15 per sq.ft.

Division: Midnapore

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: High exposure very busy shopping center

Bus. Name: -

Size: 3,762 sq.ft.

Zoning: C-C2

Heating: Central, Natural Gas

Floors: -

Roof: Membrane

Exterior: Concrete

Water: -

Sewer: -

Inclusions: NA

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 8.90 Acres

Lot Feat: -

- Fully developed office spaces available with notice, 3,762 sq. ft. and 2,084 sq. ft. with elevator access to 2nd floor
- Excellent opportunity within very active Midnapore Mall just off Macleod Trail South - Prime main floor retail / restaurant / medical space available, 2,295 sq. ft. high ceiling and rear common loading dock access, - High vehicle and signage exposure - Strong anchor Tenants create great draw for new Tenant's - High population area, strong household income and close proximity to LRT station - Strong Tenant mix, including Treehouse Family Playground, Wendy's, Dollorama, Planet Fitness, Cloverdale Paints, International Food Supermarket and a mix of retail, beauty, medical, pharmacy, personal services and restaurant Tenant's