

**117, 5718 1a Street SW  
Calgary, Alberta****MLS # A2264547****\$12****Division:** Manchester**Type:** Business**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 2,050 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** NONE

Summit Park, great location, conveniently located near Chinook Centre, LRT and the Downtown. You have a blank canvas on which you can create your business. Owner will build to suit and amortize the costs over the life of the lease, if that's your choice. The second floor space is approximately 2050 square feet. Front signage is available to promote your business. You have 2 parking stalls in front for your customers. Unreserved, ample visitor parking is also available.