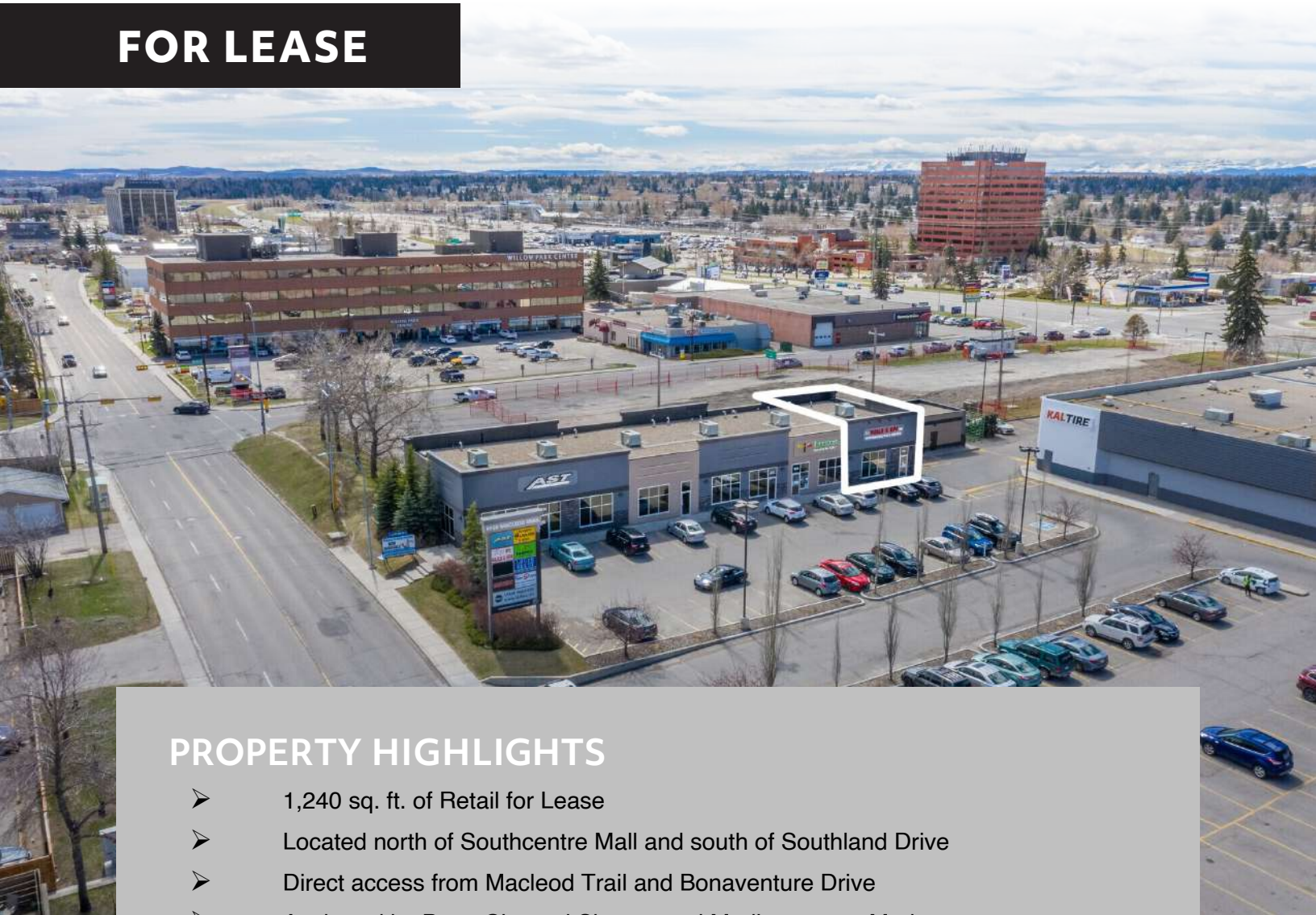




204, 9950 MACLEOD TRAIL SE

Prime Macleod Trail Retail

FOR LEASE



PROPERTY HIGHLIGHTS

- 1,240 sq. ft. of Retail for Lease
- Located north of Southcentre Mall and south of Southland Drive
- Direct access from Macleod Trail and Bonaventure Drive
- Anchored by Party City and Shaganappi Mediterranean Market
- Signage exposure to 75,000 vehicles per day (*City of Calgary traffic count*)
- Owned & managed by Telsec Property Corporation
- Available May 2026

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TELSEC PROPERTY CORPORATION

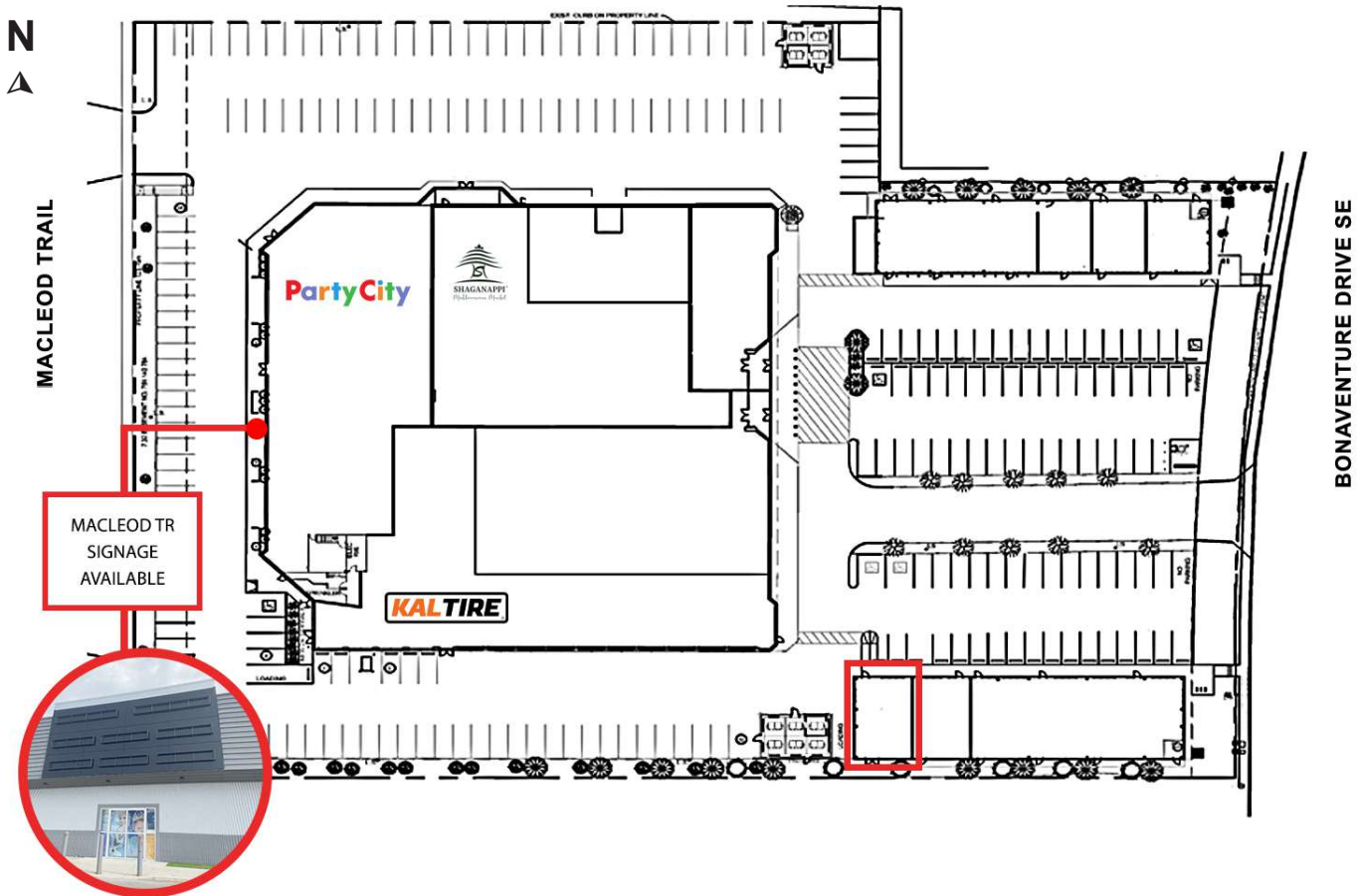




204, 9950 MACLEOD TRAIL SE

Prime Macleod Trail Retail

SITE PLAN



AVAILABLE AREA	1,240 sq. ft.
NET MONTHLY RENT	Market
OPERATING COSTS & PROPERTY TAX	\$19.61 per sq. ft. (est for 2025)
ZONING	Commercial - Corridor 3 C-COR3
SIGNAGE	Building fascia & Bonaventure Drive directory

**Size and dimensions are approximate and based on architectural drawings*

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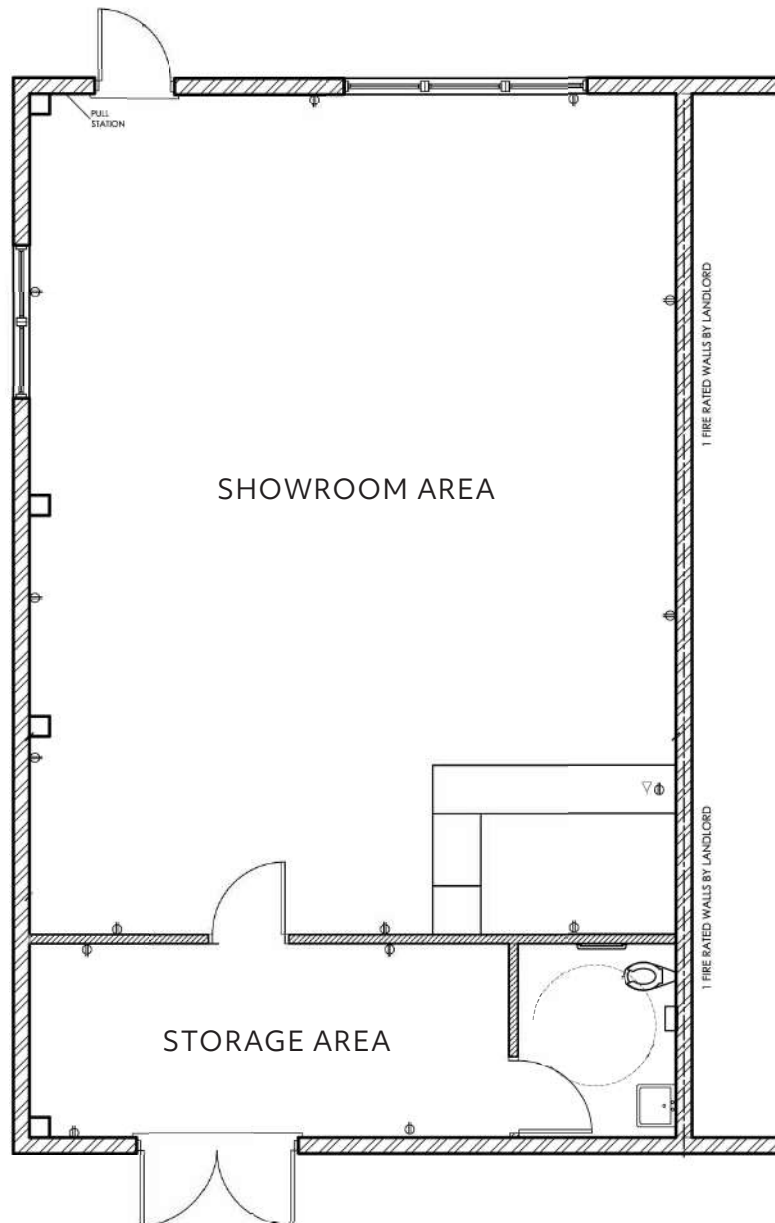




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FLOOR PLAN



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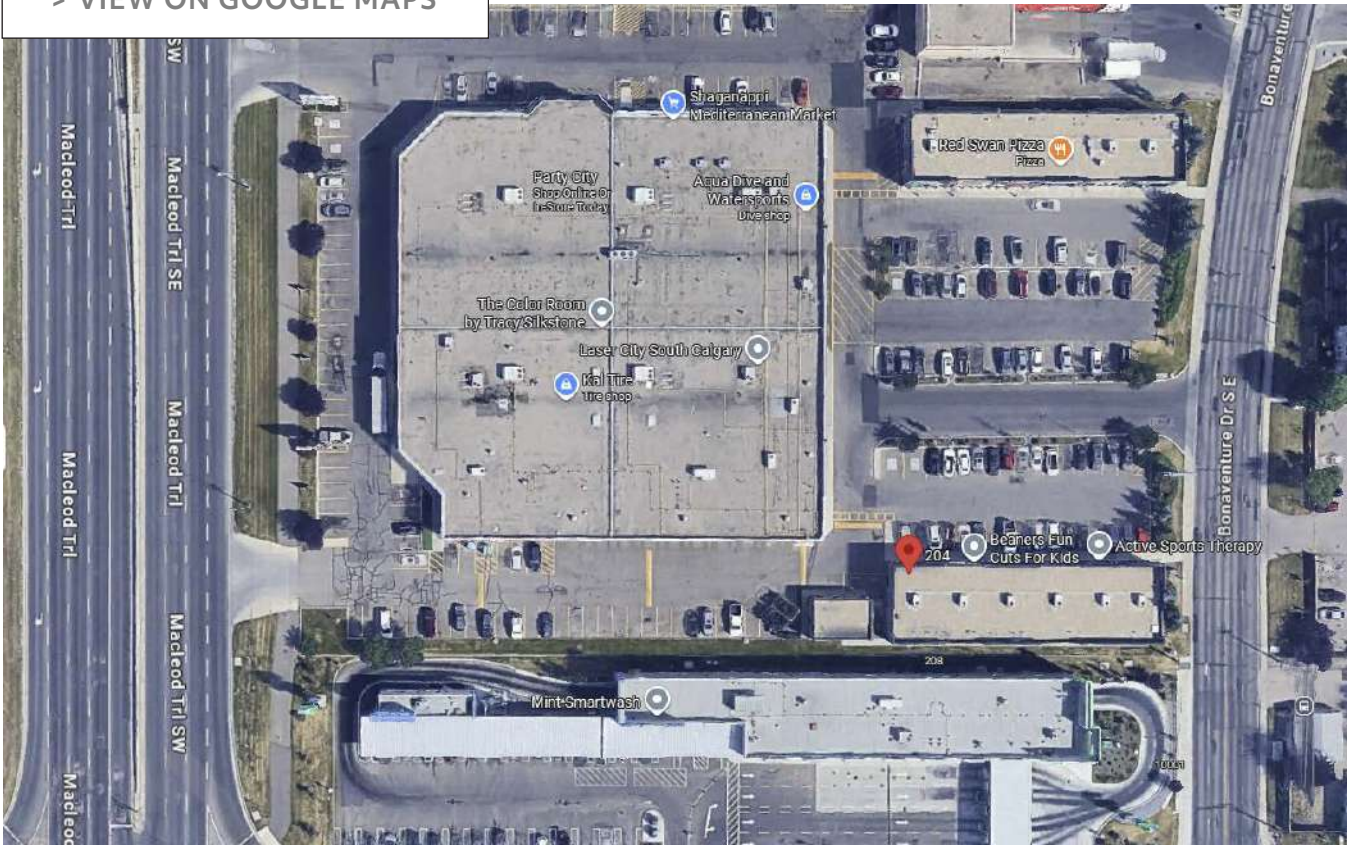


9950 MACLEOD TRAIL SE

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> VIEW ON GOOGLE MAPS



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