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**5504 MACLEOD TRAIL SW
UNIT 180**

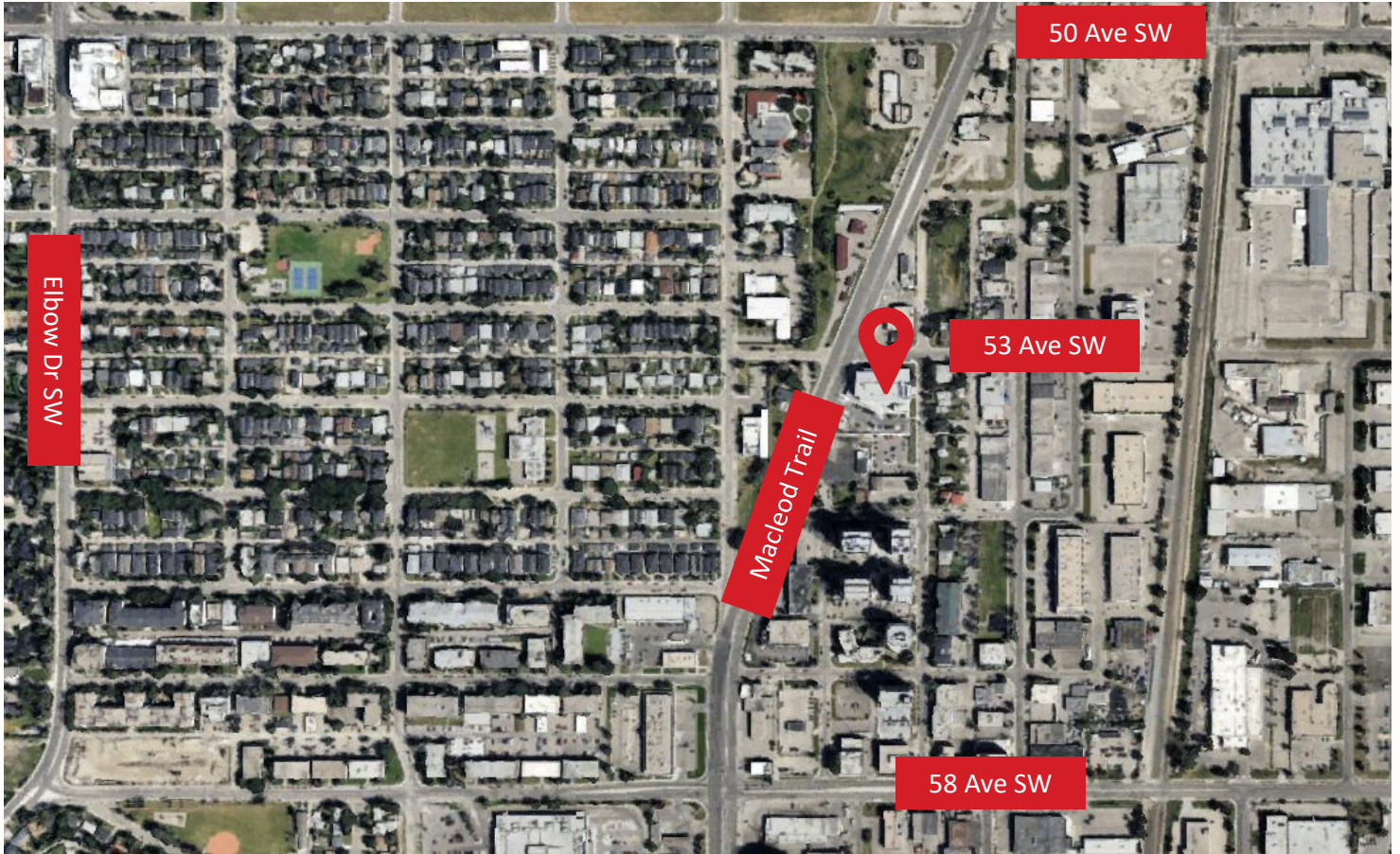
Ideal for
Medical Use

Darin Vaza, Associate

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Listing Information

Address:	5504 Macleod Trail SW, Unit 180
Zoning:	C-COR3
Subdivision:	Manchester
Area Available:	800 ± SF
Lease Rate:	Market
Operating Cost:	\$17.04 SF
Term:	Until Jun 2031
Parking:	Free Surface Parking; \$150/stall/month Underground Parking
Availability:	Immediate

Key Highlights

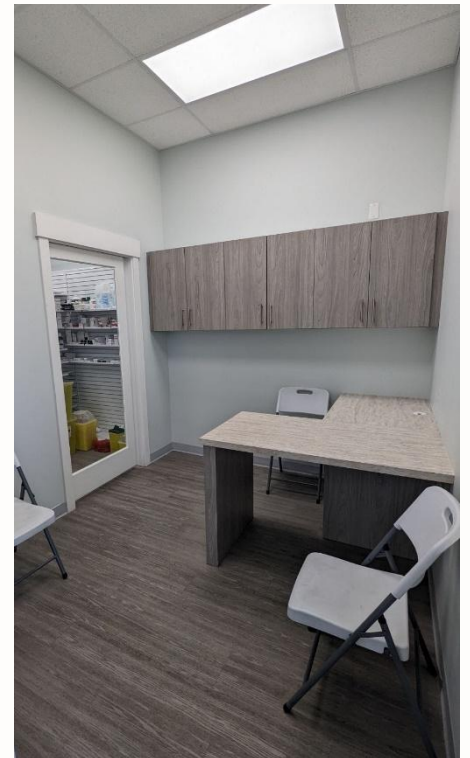
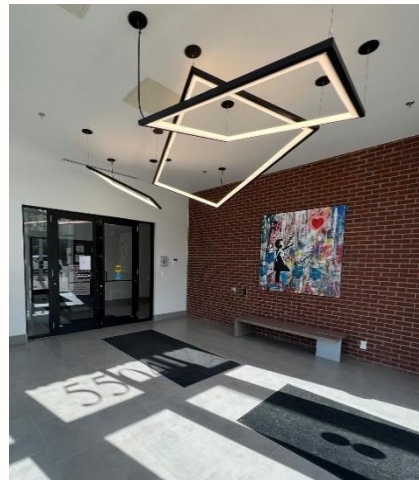
- Space currently outfitted with office and storage room.
- Unit adjacent to a medical clinic and pharmacy.
- Located in main floor with good frontage and allows signage opportunity.
- Unit is within Poplar Centre, a state-of-the-art health and wellness centre located on the corner of Macleod Trail and 53 Avenue SW.
- Other tenants within the building includes medical clinics, dental clinic, pharmacy, physiotherapy centre, restaurant and Starbucks.
- Centrally located with quick access to Chinook Centre Mall and Chinook LRT station.
- 10 minutes away from Downtown.

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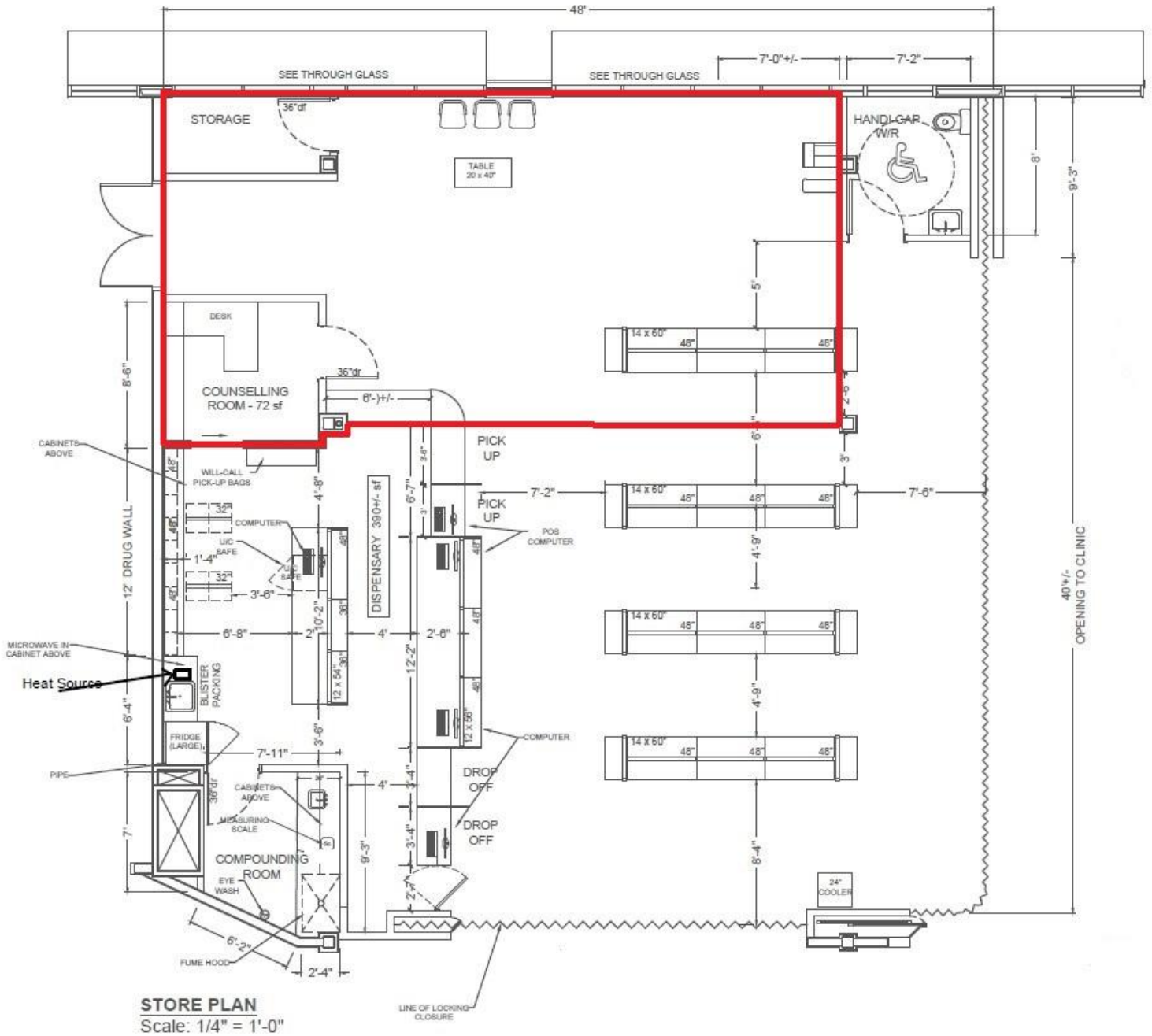
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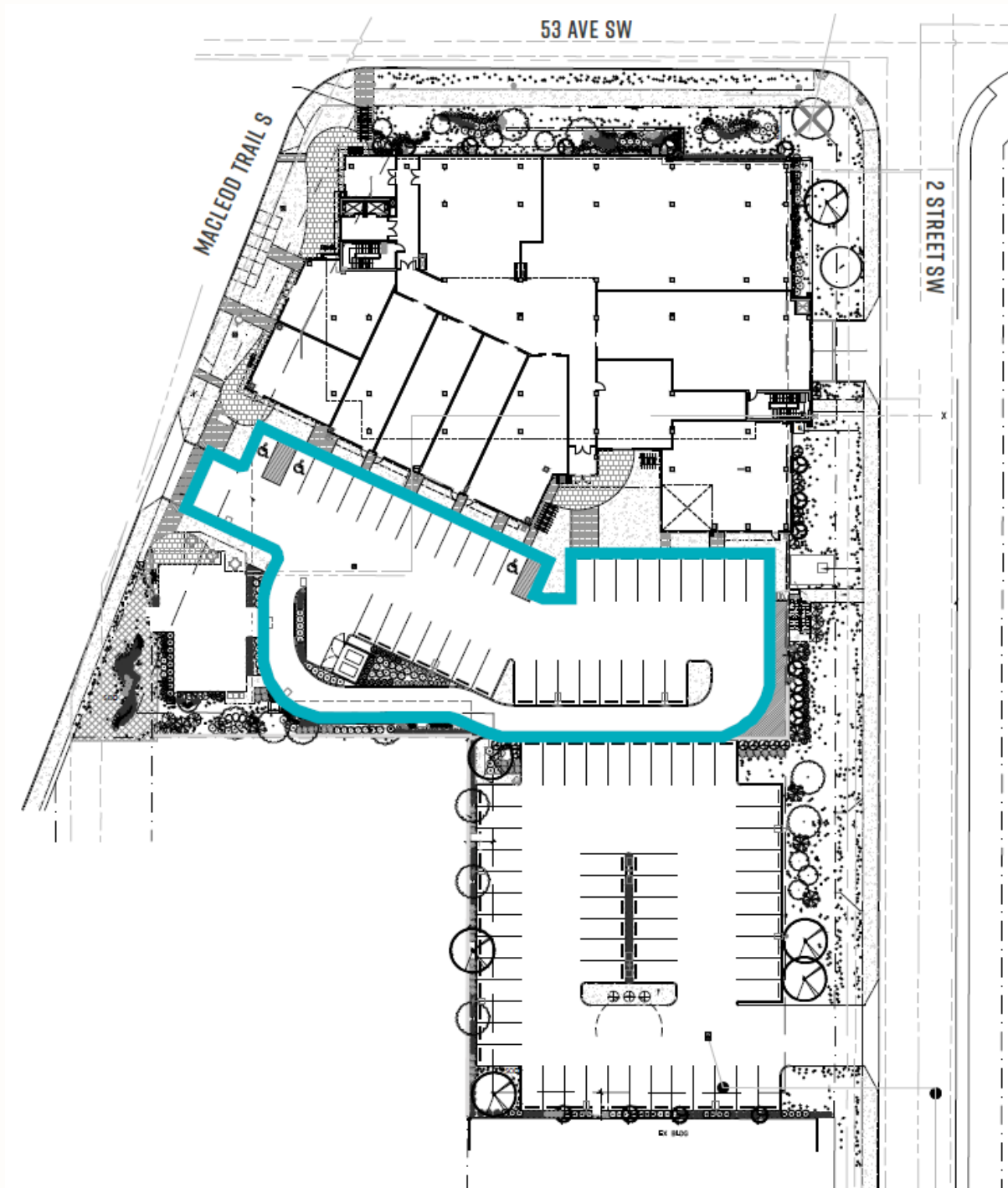
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Floor Plan

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Site Plan

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