

FOR LEASE



#250, 251, 252
11488 - 24 Street
SE, Calgary AB

**Douglas Glen
Retail Centre**

**Prime Corner
Retail/Office Space**

**1300 to 5705
SQUARE FEET**

New zoning welcoming new uses. High exposure corner retail space available in Douglas Glen Retail Centre. Anchored by Tim Hortons, ATB Financial and Esso/7-Eleven. The centre is located on the corner of 114 Avenue (15,000 vehicles per day) and 24 Street (23,000 vehicles per day) with easy access digress to Deerfoot highway both Northbound and Southbound. Servicing areas of Douglas Glen, Douglasdale, Quarry Park, Riverbend and SE industrial areas. Steps away from transit, restaurants, banks and several car dealerships. Average median household income between \$130,000 and \$137,000.

- AVAILABILITY: IMMEDIATELY**
- BASE RENT: \$24.00/sf**
- OPERATING COSTS: \$11.80 (est. 2021)**
- ZONING: C-COR2**

Lauren Giang
CRE ASSOCIATE
lauren.giang@century21.ca
403.667.6553

CENTURY 21 BRAVO REALTY
3009 - 23rd St NE
Calgary, AB T2E 7A4
Office: 403.250.2882

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Property Uses

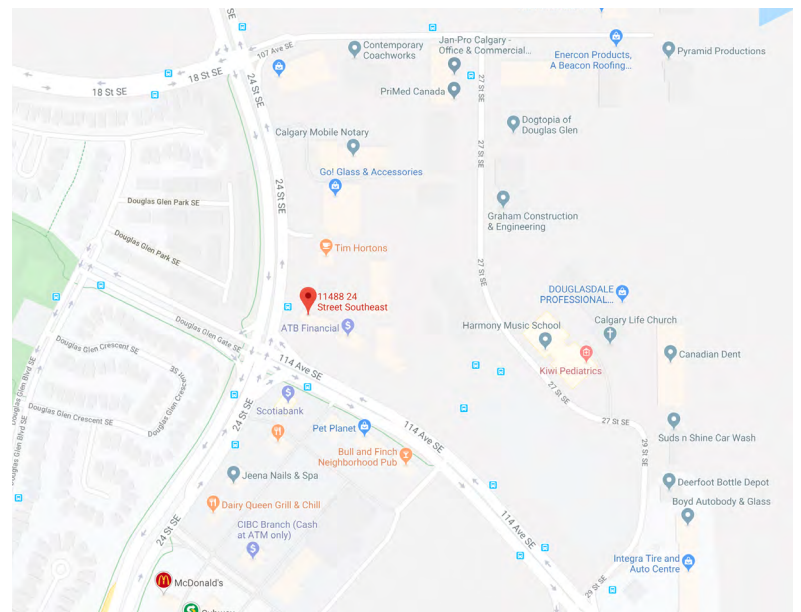
Excellent end cap unit with 3 exterior walls backing onto some yard space. Now welcoming various retail uses under C-COR2 zoning. Suggested uses include:

- Accessory Food Service
- Catering Service - Minor
- Counselling Service
- Financial Institution
- Fitness Centre
- Health Services Laboratory
- Information and Service Provider
- Library
- Medical Clinic
- Office
- Pet Car Service
- Restaurant
- Retail and Consumer Service
- Specialty Food Store
- Take Out Food Service
- Veterinary Clinic

Features

LEASEABLE AREA:	2,100sf
TERM:	5 YEARS
ZONING:	C-COR2
PARKING:	SHARED
SIGNAGE:	FACADE
PYLON SIGNAGE:	AVAILABLE

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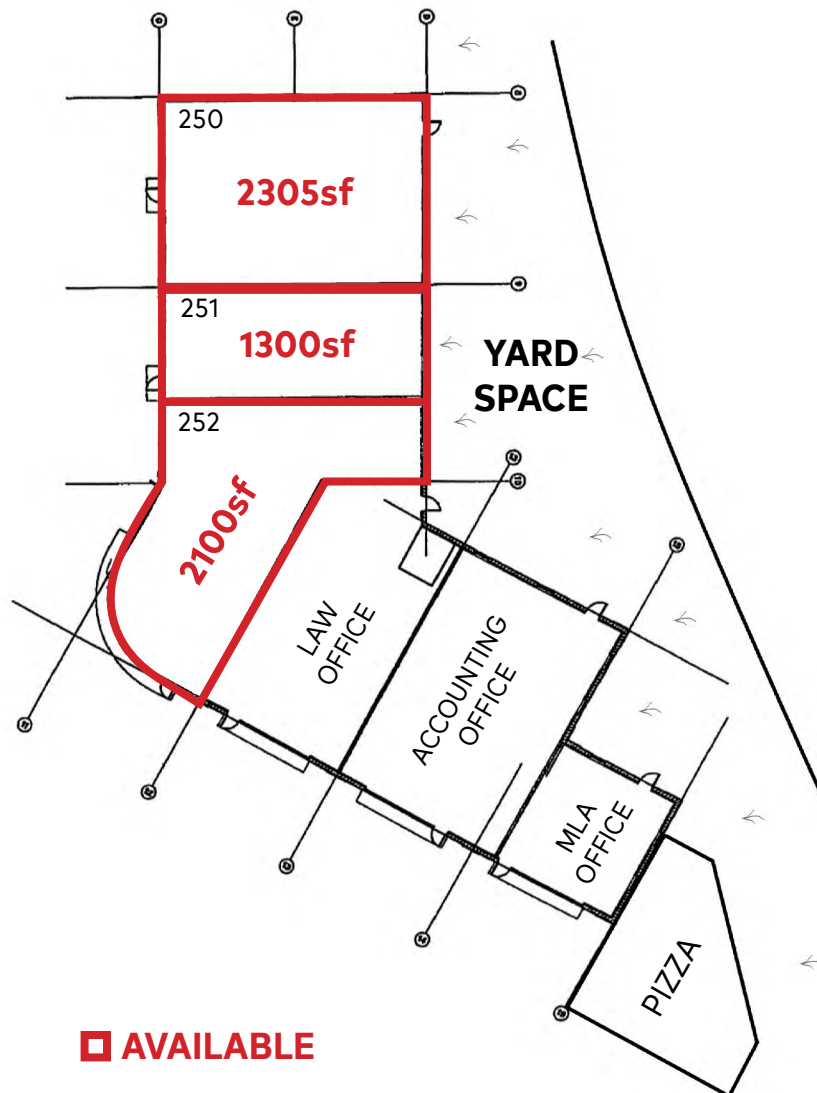
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The Premises

Current interior is built out with offices with ceramic tile flooring, glass doors and large windows throughout. Kitchen and lunch room areas.

- High exposure bay windows
- T-bar ceiling
- Glass doors
- Large interior & exterior windows
- Force air heating/cooling
- Lunch room/kitchenette with refrigerator and sink
- Large presentation/gathering area
- Abundant natural light



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