

COMMERCIAL[®]

FOR LEASE

PAD SITE!



11488 - 24 Street SE,
Calgary AB
Douglas Glen Retail

114 Avenue & 24 St SE
Prime Retail Pad Site

5,059±
SQUARE FEET

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

11488 - 24 Street SE, Calgary, AB | Douglasglen Retail Centre



LAUREN GIANG
 REAL ESTATE ASSOCIATE
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 LAUREN.GIANG@CENTURY21.CA

FEATURES

Unit 200	5,059sf ±
Available	Immediately
Starting Base Rent	Market
Operating Costs	\$11.80/sf
Term	Negotiable
Est. Year Built	2004
Level	Main Floor
Signage	Facade
Parking	157 ± shared
Zoning	C-COR2
24 Street	16,000 vehicles per day
114 Avenue	23,000 vehicles per day
Bus Routes	711, 755, 860, 92, 96, 302, 150
Population 2km / 5km	14,579 / 101,939

HIGHLIGHTS

High exposure anchor pad site available in Douglas Glen Retail Centre. Existing drive thru with patio conversion possible. Located on the corner of 114 Avenue (23,000 vehicles per day) and 24 Street (16,000 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 communities. Busy plaza with plenty of parking. Unit has plenty of natural light. Existing tenants include Tim Hortons, Enterprice, Kal -Tire, F45 Fitness and Esso/7-Eleven. Steps away from transit, restaurants, banks and several car dealerships.



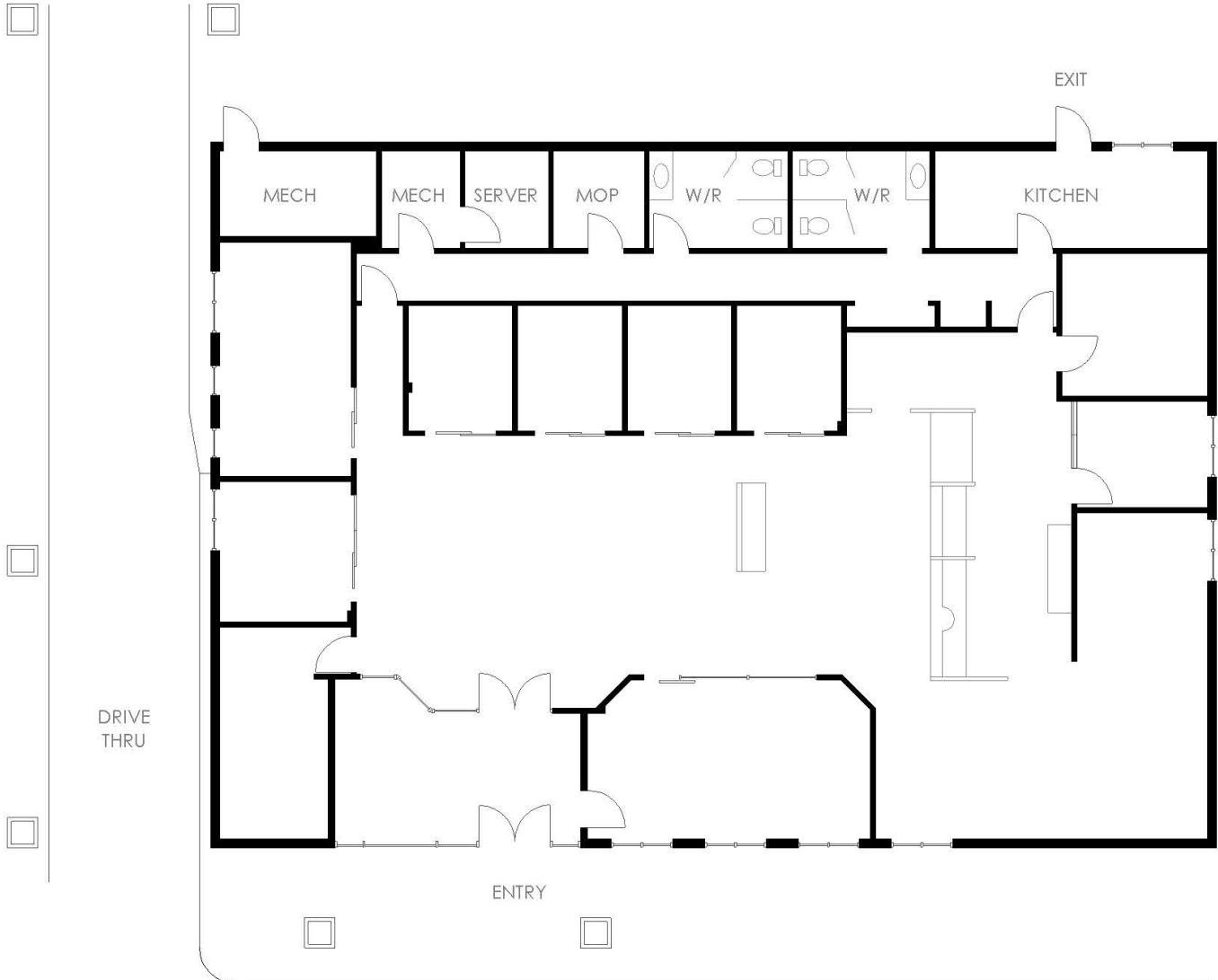
PRIME LOCATION

Suggested Uses:

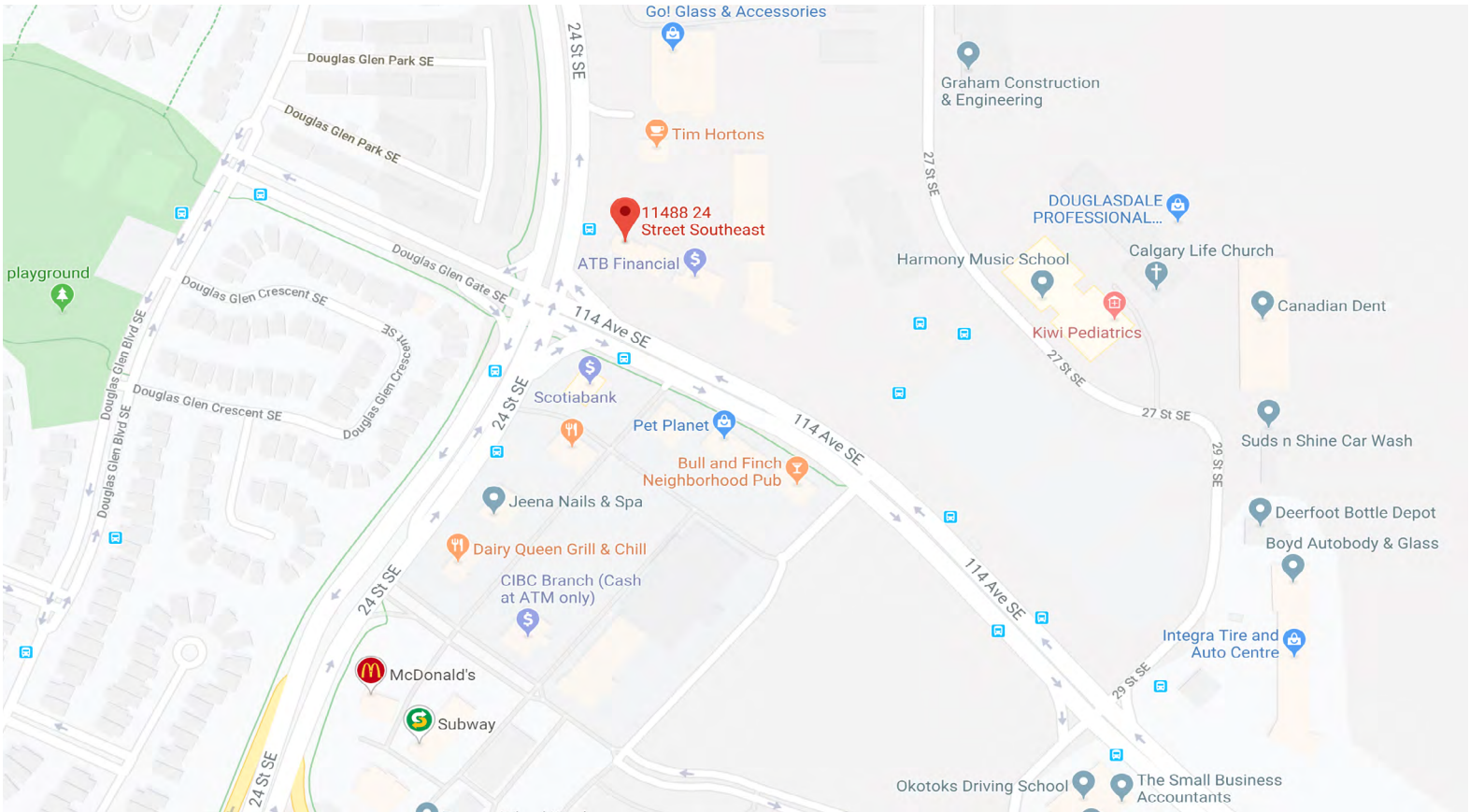
- Financial Institution
- Animal Hospital
- Restaurant / Pub
- Medical Clinic
- Health Services Lab
- Light Grocery
- Light Department Store
- Sporting Goods







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