

1,250 sf

Unit 5

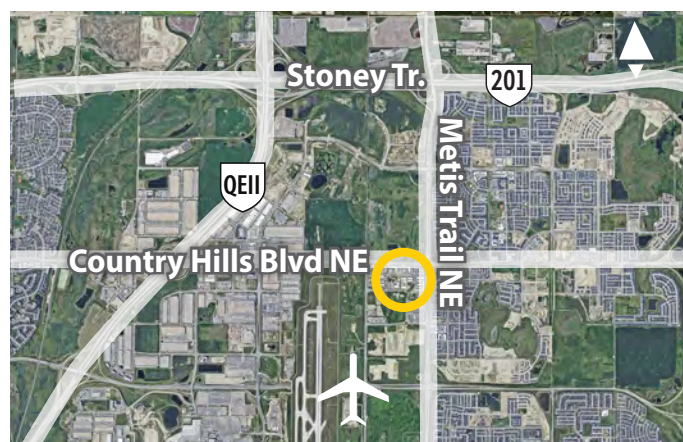
2,023.3 sf

Drive-thru

RETAIL SPACE IN JACKSONPORT FOR LEASE

11281 38 Street NE,
Calgary

- » Build-to-suit or Improvement Allowance
- » 2,023 sq. ft. drive-thru opportunity



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Joshua Gill, SENIOR ASSOCIATE

C: 587-500-7707

O: 403-290-0178

jgill@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



Source: Statistics Canada

- » Brand new commercial development.
- » Quick access to Country Hills Blvd. NE.
- » Excellent accessibility to Deerfoot Trail and Stoney Trail.
- » Abundance of parking.

LEASE INFORMATION

ADDRESS: 11281 38 Street NE, Calgary

ZONING: I-C (Industrial—Commercial)

AVAILABLE FOR LEASE:

1,250 sq. ft. – Unit 5

2,023.3 sq. ft. – Drive-thru

~~1,113.3 sq. ft. – Unit 1 – LEASED~~

~~1,220.6 sq. ft. – Unit 2 – LEASED~~

~~1,220.6 sq. ft. – Unit 3 – LEASED~~

~~1,220.6 sq. ft. – Unit 4 – LEASED~~

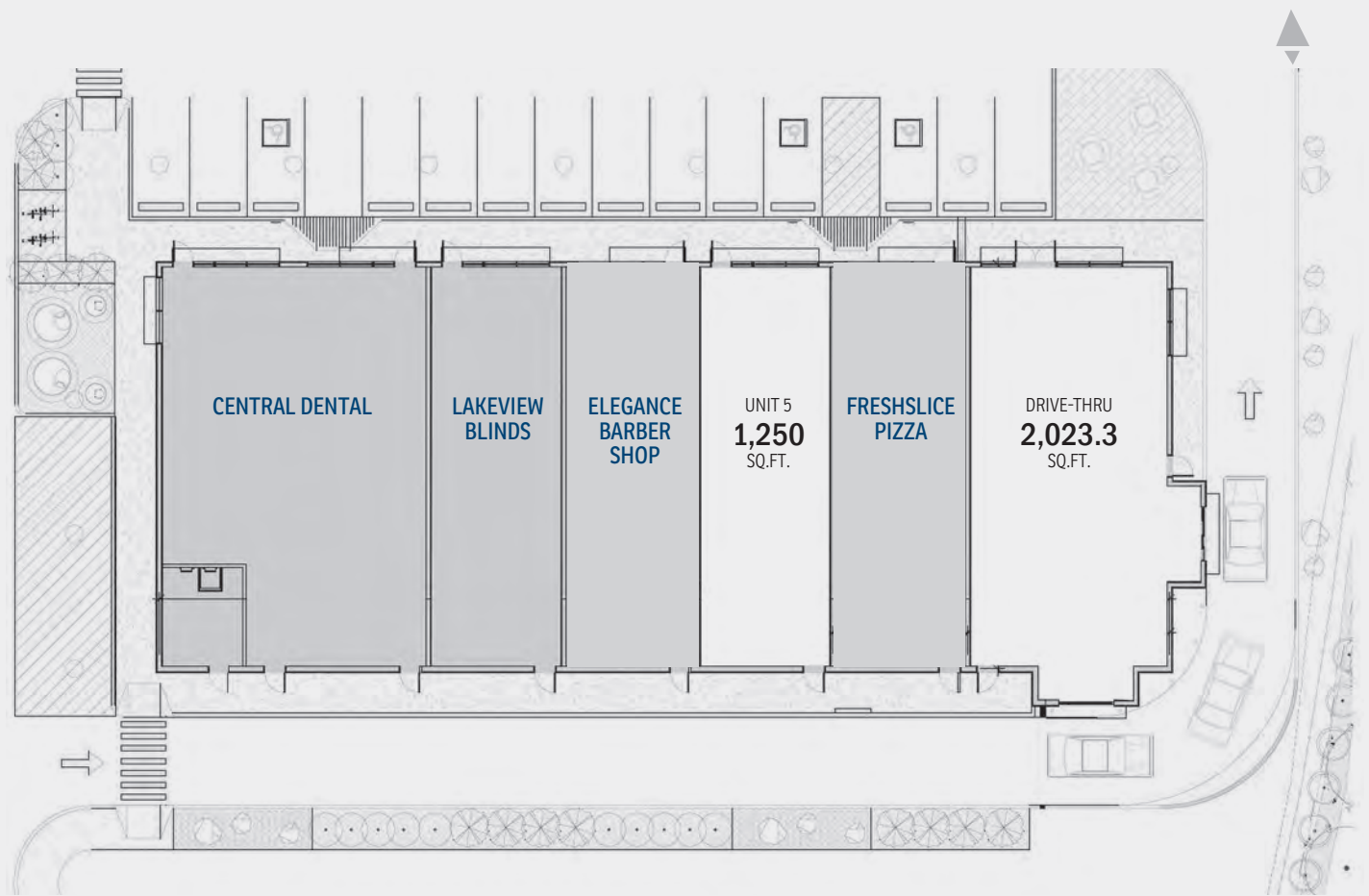
~~1,220.6 sq. ft. – Unit 6 – LEASED~~

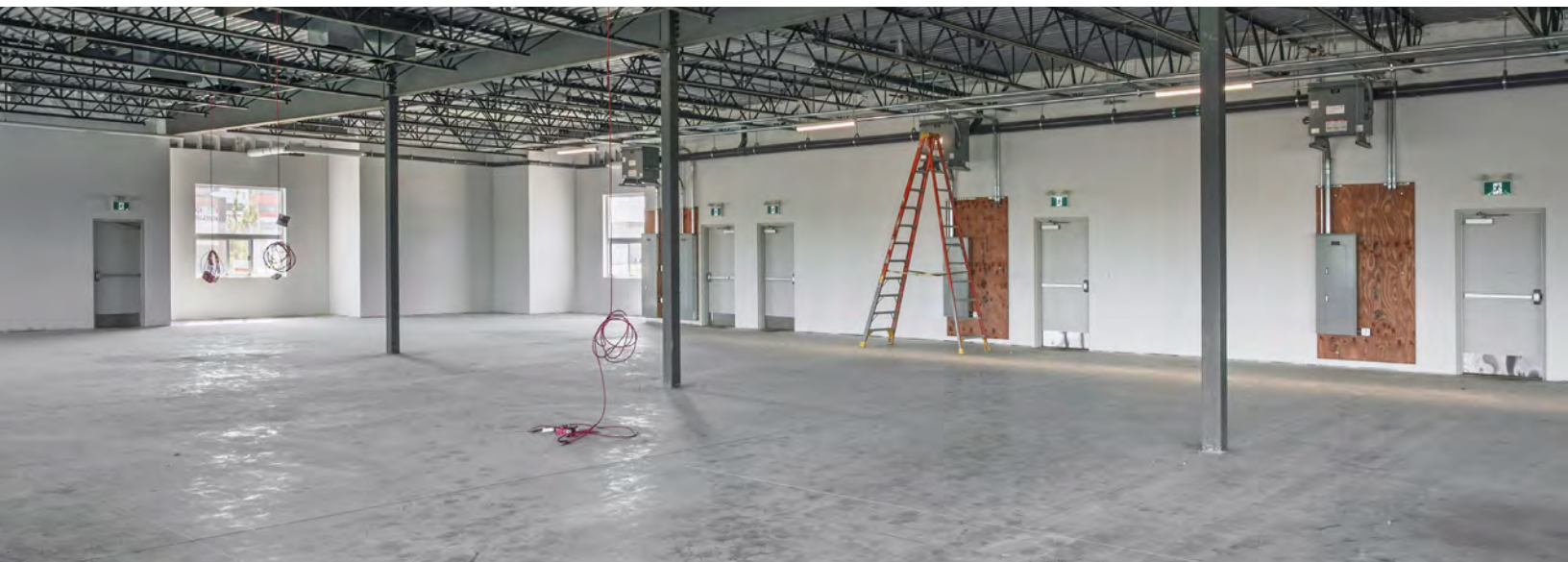
AVAILABILITY: Immediate

OP. COSTS AND TAXES: \$17.00 per sq. ft. (est.)

NET RENT: Market







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LOCAL EXPERTISE MATTERS