

**AVISON
YOUNG**

Douglas Glen Retail Centre

11488 - 24 Street SE
Calgary, AB

For Lease



Prime Retail Space Available For Lease along 114 Avenue SE

Get more info.

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Highlights

Prime corner pad site in Douglas Glen Retail Centre, offering high visibility and easy access to Deerfoot Highway

Ideal for drive-thru conversion to patio

Surrounded by thriving businesses, ample parking, and abundant natural light

Perfect for businesses targeting Douglas Glen, Douglasdale, Quarry Park, Riverbend, and SE Communities

Turnkey automotive autobody shop in a major traffic corridor, catering to quick turnaround body repairs, hail damage, and more.

Located near complementary automotive businesses with plenty of parking and low operating costs

Positioned for success with existing tenants like Tim Hortons, Enterprise, and Esso/7-Eleven

Ideal for businesses seeking a bustling, well-connected location in Southeast Calgary

Particulars

Address: 11488 - 24 Street SE

Occupancy: Immediate

Available: **Unit 251: 1,300 sf**

Parking: Ample surface parking

Asking Rent: Market

Zoning: C-COR2

Additional Rent: \$13.67 psf (2024 est.)

Site plan



- Leased
- Available
- Under Offer
- Conditionally Leased

BUILDING 100

#100 7-Eleven 3,057 sf

BUILDING 200

- #200 The Kids Planet 5,059 sf
- #250 F45 2,305 sf
- #251 **Vacant 1,300 sf**
- #252 Arashi Do Martial Arts 2,100 sf
- #253 Glizzys Indoor Golf 3,600 sf
- #255 Legislative Assembly 900 sf
- #256 Estoria Pizza 1,310 sf

BUILDING 300

- #303 **Leased - 4,382 sf**
- #309 Natural Flow to Health Inc. 2,196 sf
- #318 KalTire 6,600 sf

BUILDING 400

#400 Tim Hortons 3,030 sf

BUILDING 500

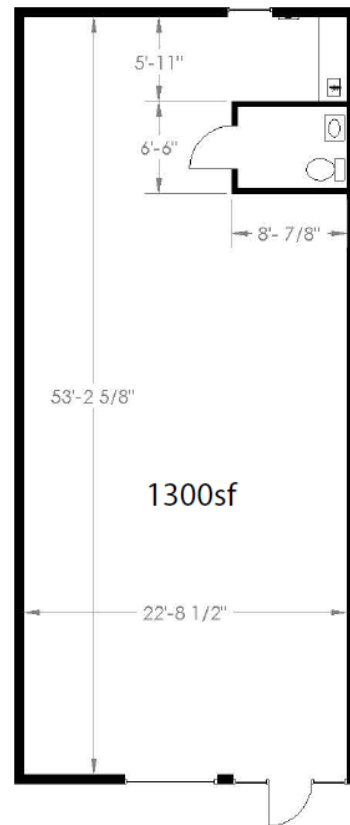
#500 Enterprise Rent-A-Car 2,034 sf



Unit 251 - 1,300 SF



Floor Plan



Trade Area Demographics Within 5km



\$157,758

Average household income



102,843

Population



38,386

Households



Thank you for your interest!

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