

**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

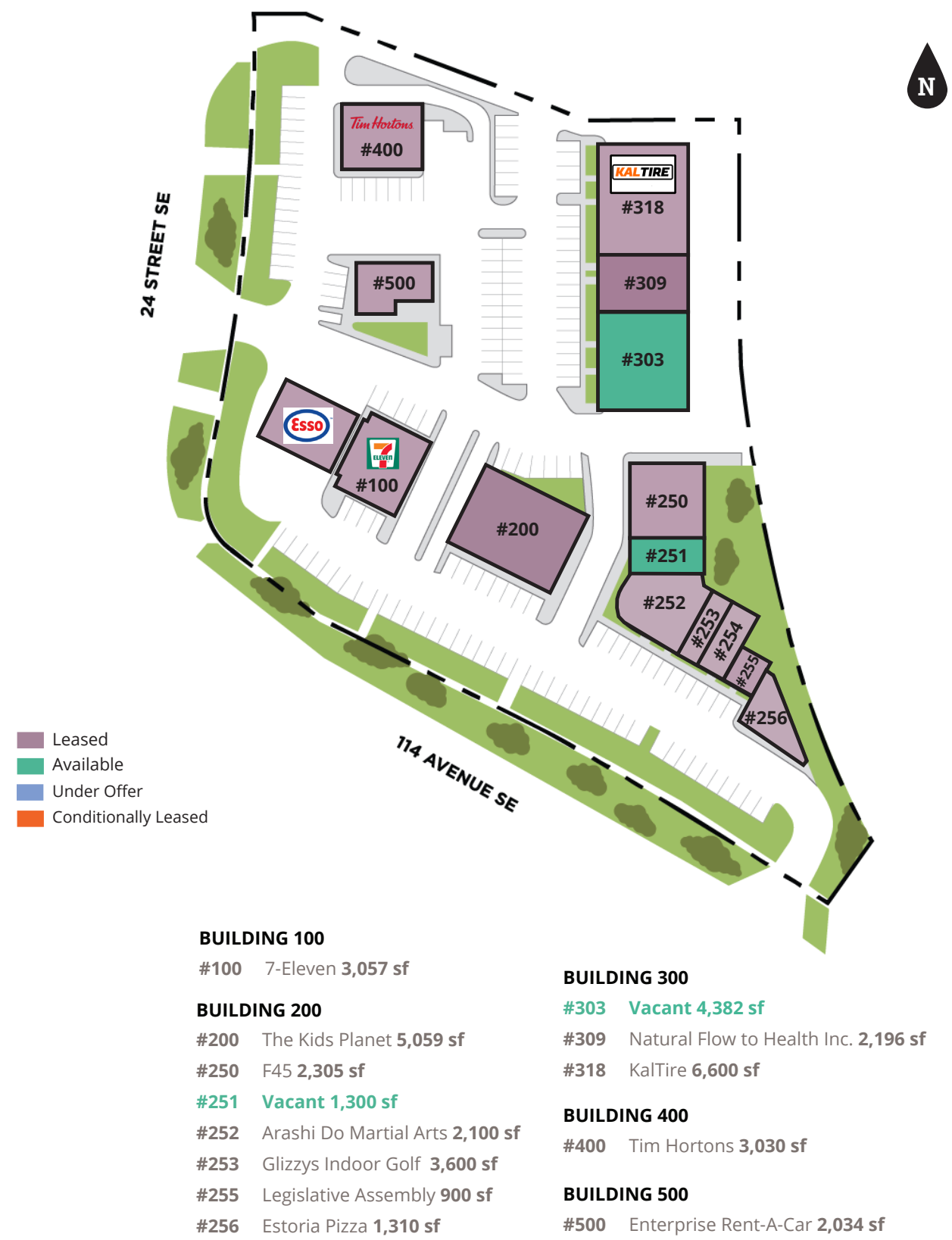
Positioned for success with existing tenants like Tim Hortons, Enterprise, and Esso/7-Eleven

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 Unit 303: 4,382 sf Prime Automove Unit
Parking:	Ample surface parking
Asking Rent:	Market
Zoning:	C-COR2
Additional Rent:	\$13.67 psf (2024 est.)

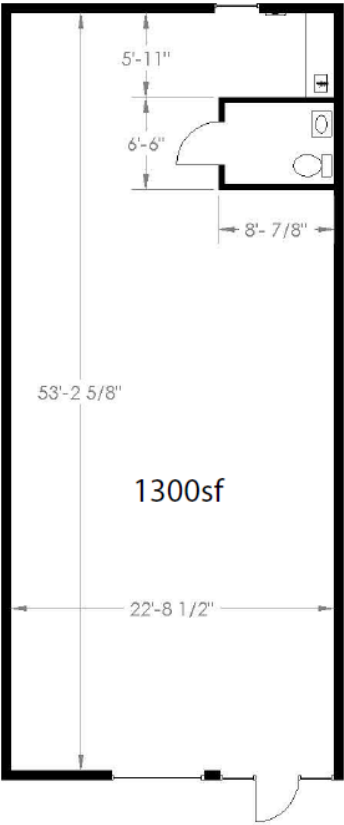
Site plan



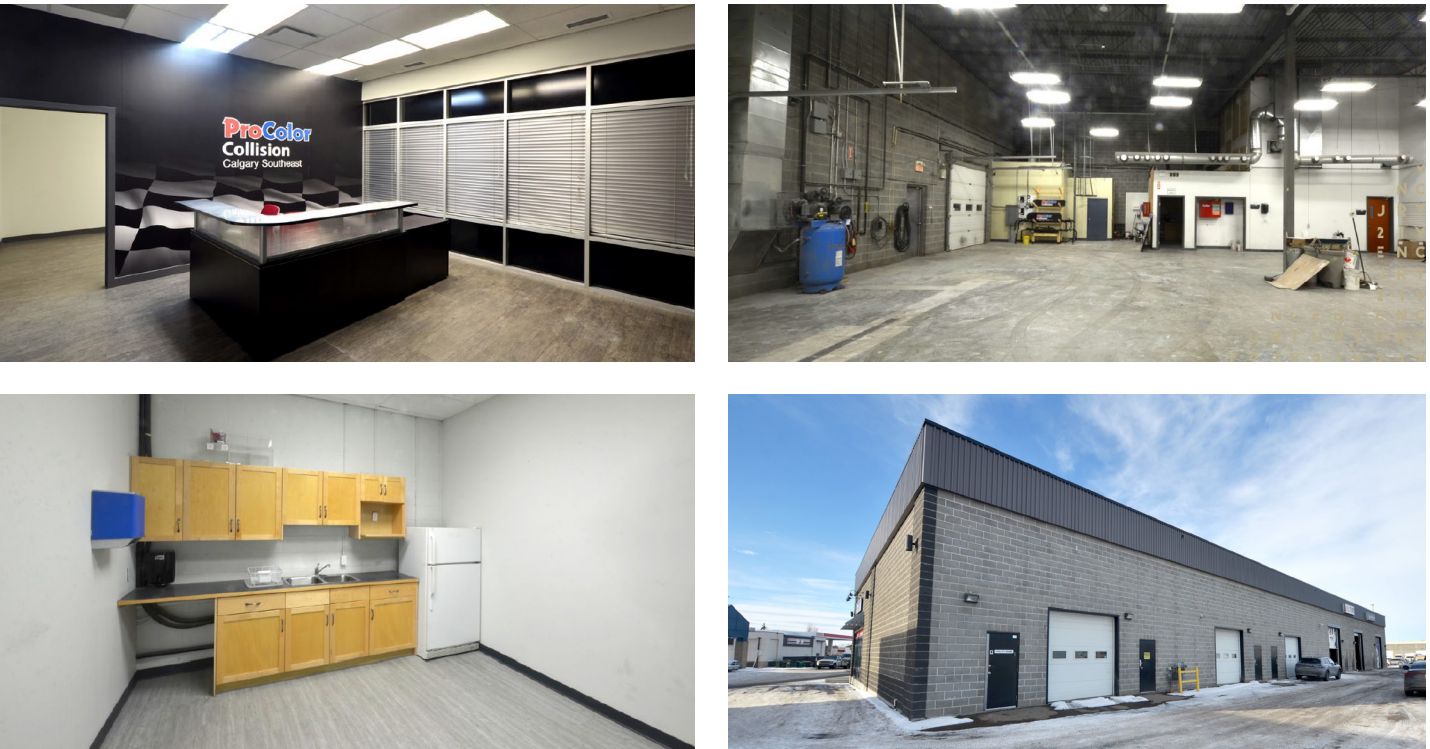
Unit 251 - 1,300 SF



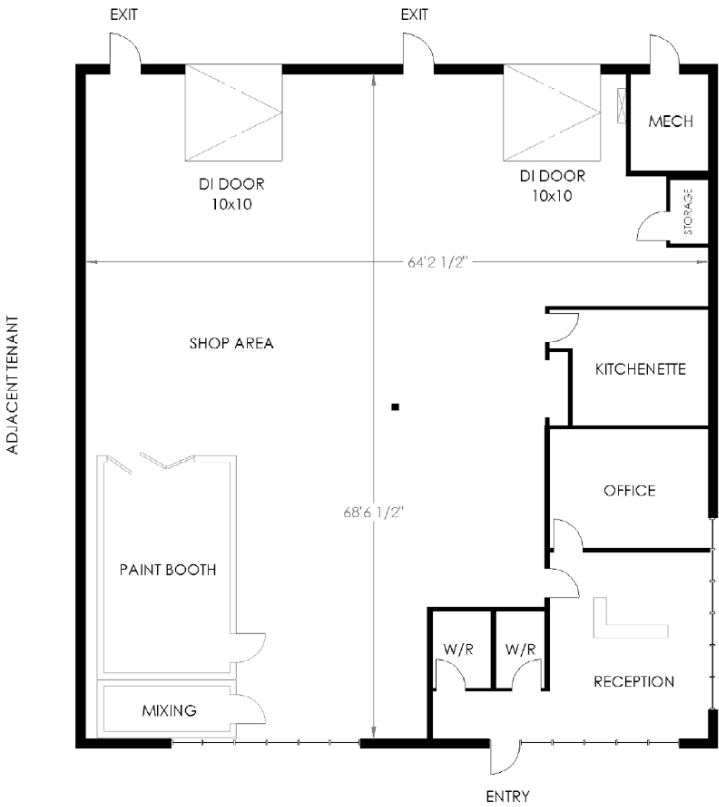
Floor Plan



Unit 303 - 4,382 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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