

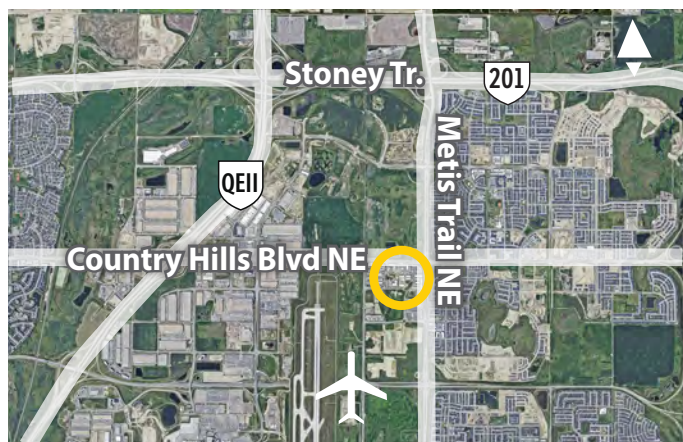
1,220 sf – 6,905 sf



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:

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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



- » 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:

1,220.6 sq. ft. — Unit 3

1,220.6 sq. ft. — Unit 4

1,220.6 sq. ft. — Unit 5

1,220.6 sq. ft. — Unit 6

2,023.3 sq. ft. — Drive-thru

~~1,113.3 sq. ft. — Unit 1~~ **LEASED**

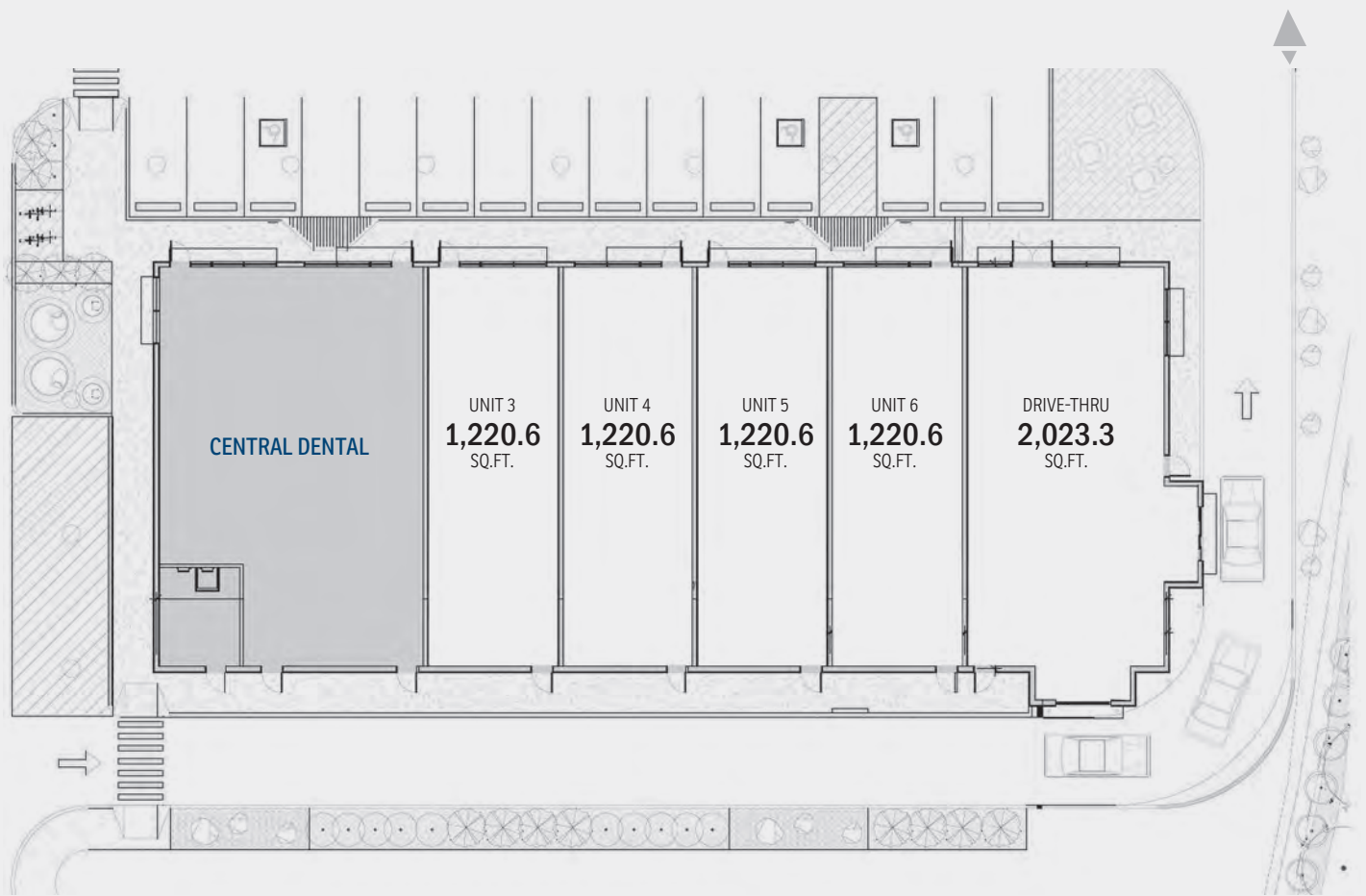
~~1,220.6 sq. ft. — Unit 2~~ **LEASED**

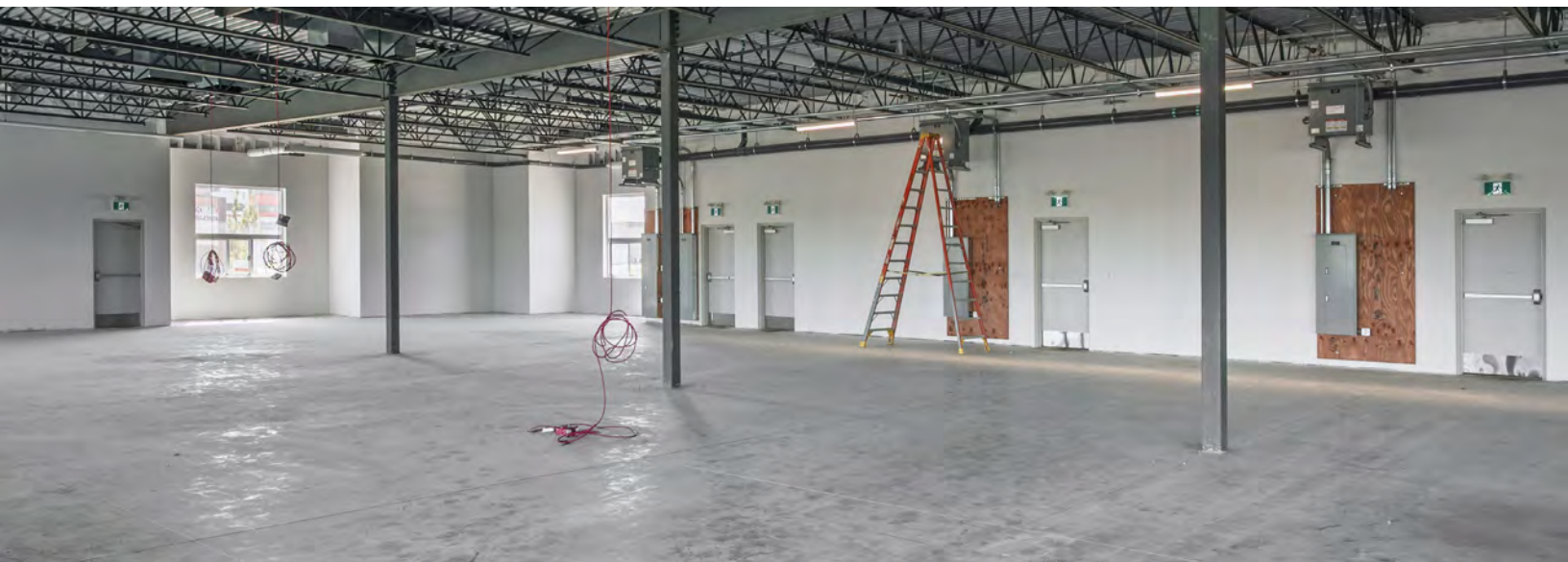
AVAILABILITY: Immediate

OP. COSTS AND TAXES: \$18.50 per sq. ft. (est.)

NET RENT: Market







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