

1,239 sf

Unit 2126

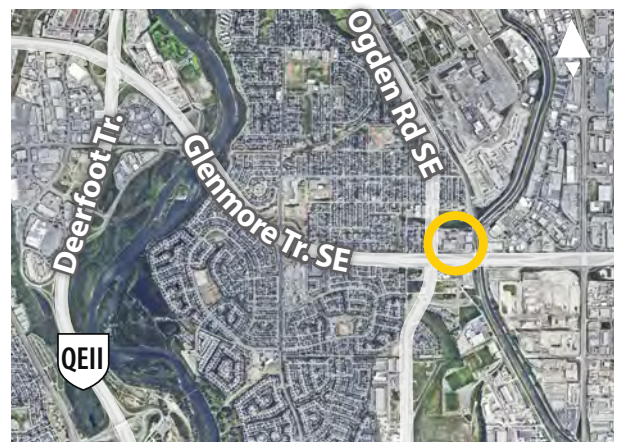


RETAIL SPACE FOR LEASE

Glenmore Court Mall

2126 Glenmore Court SE, Calgary

- » Located at intersection of Calgary's major arteries
– Glenmore Trail and Ogden Road SE



Andrew Sherbut, VICE PRESIDENT, PARTNER

C: 403-607-1819

O: 403-290-0178

asherbut@barclaystreet.com

Myles Scheske, SR. ASSOCIATE

C: 403-968-9859

O: 403-290-0178

mscheske@barclaystreet.com



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Glenmore Court Mall is well-positioned at the intersection of Glenmore Trail and Ogden Road SE, benefiting from the high daytime employment in the nearby Ogden and Foothills industrial areas.



Strong local exposure and accessibility from the nearby communities of Ogden, Lynwood, and Riverbend.



AREA DEMOGRAPHICS (3 km radius)

Population **24,217** Median Age **42.6**

Average Household Income **\$136,689**

Current Consumption / Household

\$14,484 **\$3,474**
FOOD HEALTH CARE

\$6,058 **\$2,323**
RECREATION PERSONAL CARE

\$1,985 **\$3,106**
LIQUOR/TOBACCO CLOTHING

Traffic Count **80,000** VEHICLES DAILY ON GLENMORE TR
13,000 VEHICLES DAILY ON OGDEN RD

Sources: Statistics Canada, City of Calgary

LEASE INFORMATION

MUNICIPAL ADDRESS:
2126 Glenmore Court SE, Calgary

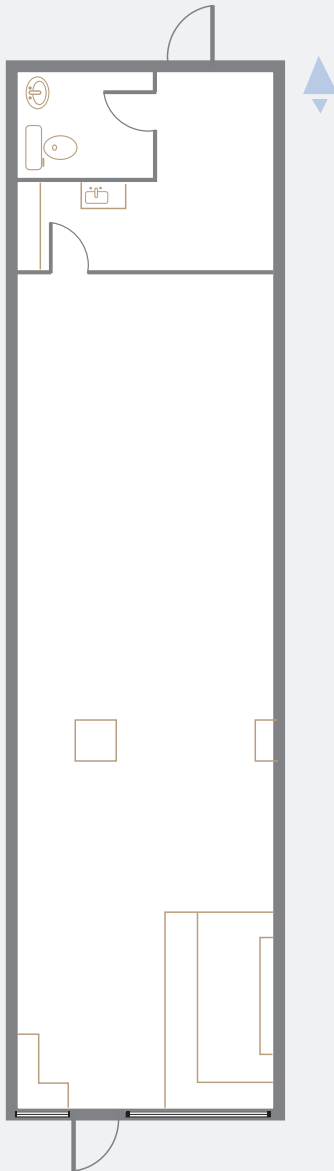
AVAILABLE FOR LEASE:
1,239 sq. ft. – Unit 2126

AVAILABILITY: Immediate

PARKING:
110 common surface stalls

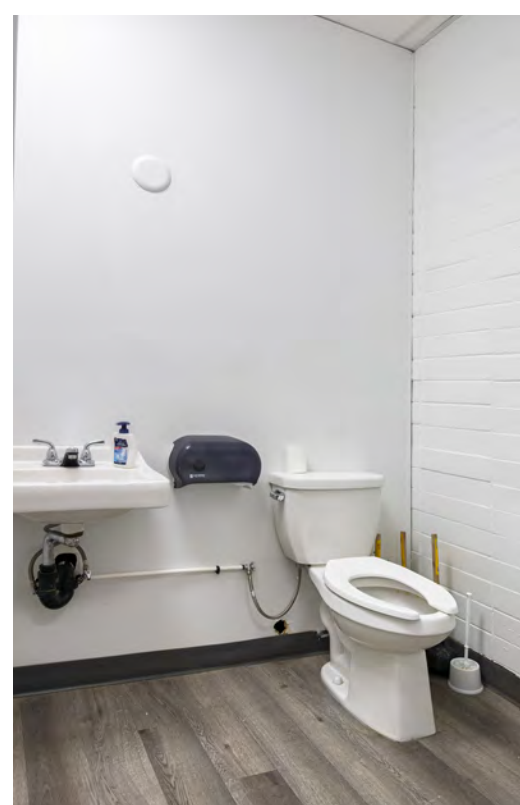
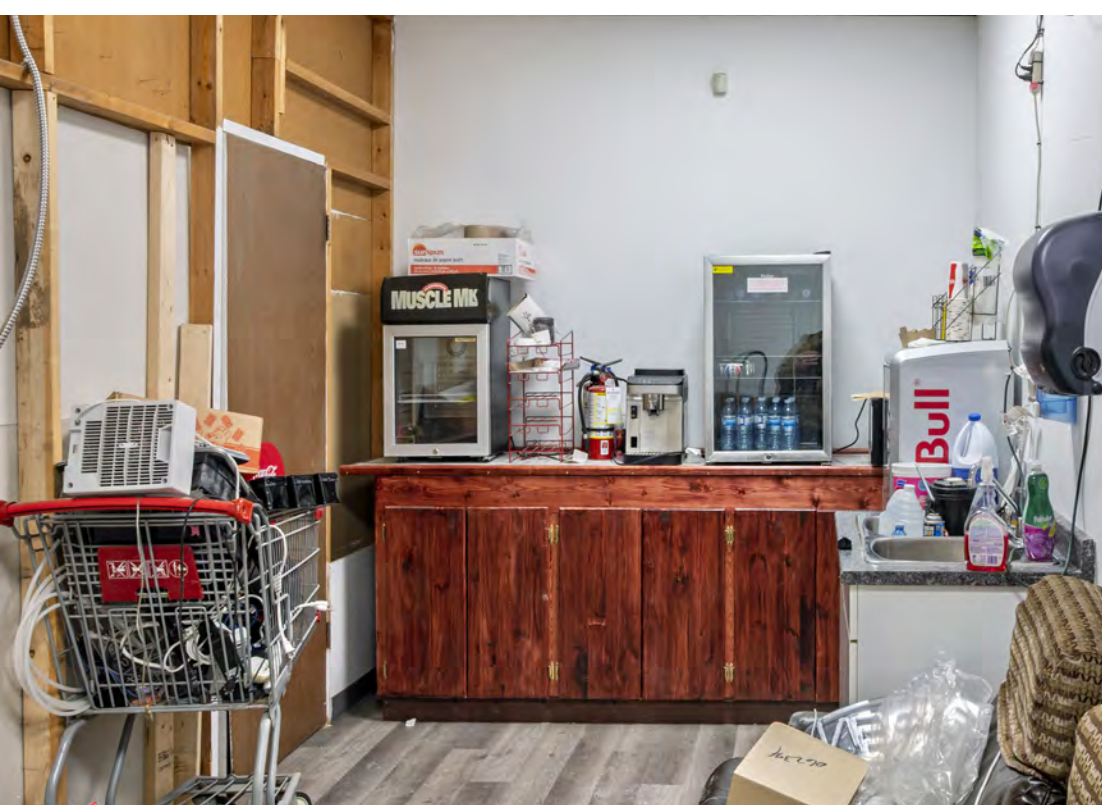
OP. COSTS AND TAXES:
\$7.75 per sq. ft. (est.)
Utilities separately metered.

NET RENT: Market



Not to scale. For reference only.





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