

COMMISSARY / GHOST KITCHEN OPPORTUNITY



238 11 AVENUE SE

Retail Availability:

Unit 230 - 4,523 SF (w/ built-out kitchen)

HEATHER WIETZEL

Direct: (403) 206-6046
hwietzel@taurusgroup.com

TAURUSGROUP.COM



- 
- An aerial photograph of downtown Calgary, Canada. The image shows a dense urban area with numerous skyscrapers, including the Calgary Tower. A yellow line representing Macleod Trail runs diagonally across the image. A red outline marks a specific location on Macleod Trail, with a red pin icon. A yellow line representing 11 Avenue SE runs horizontally across the lower right. A large, modern building with a red and white roof is labeled 'SCOTIA PLACE EVENT CENTRE'. A large, circular stadium-like structure is labeled 'BMO CENTRE & STAMPEDE GROUNDS'. A callout box in the top right corner lists three points: 'Between downtown commercial core and Victoria Park', '3 min drive / 7 min walk from future Scotia Place Event Centre and Stampede Grounds', and '34,000 vehicles and 8,000 pedestrians passing site daily'. Other callouts include 'DOWNTOWN COMMERCIAL CORE', '20,500' (with a car icon), '15,000' (with a car icon), and '11 AVENUE SE'.
- Between downtown commercial core and Victoria Park
 - 3 min drive / 7 min walk from future Scotia Place Event Centre and Stampede Grounds
 - 34,000 vehicles and 8,000 pedestrians passing site daily

DOWNTOWN
COMMERCIAL
CORE

20,500

SCOTIA PLACE
EVENT CENTRE

15,000

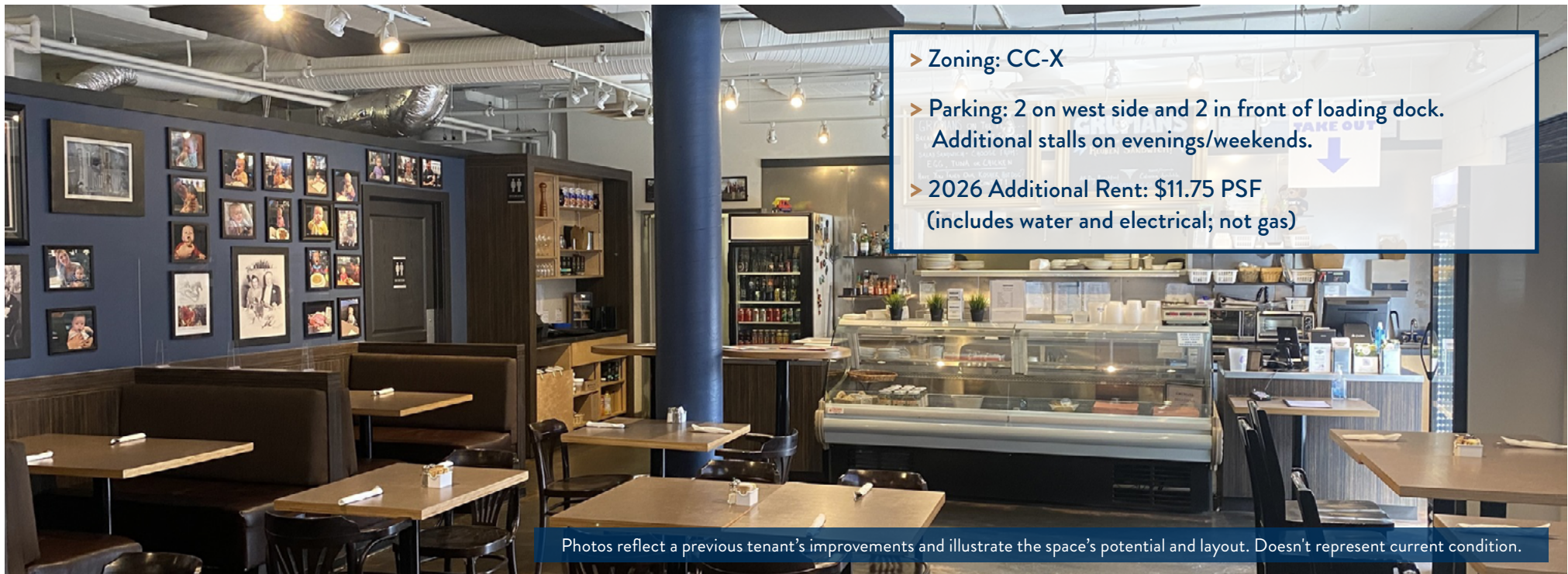
11 AVENUE SE

MACLEOD TRAIL

BMO CENTRE
& STAMPEDE
GROUNDS



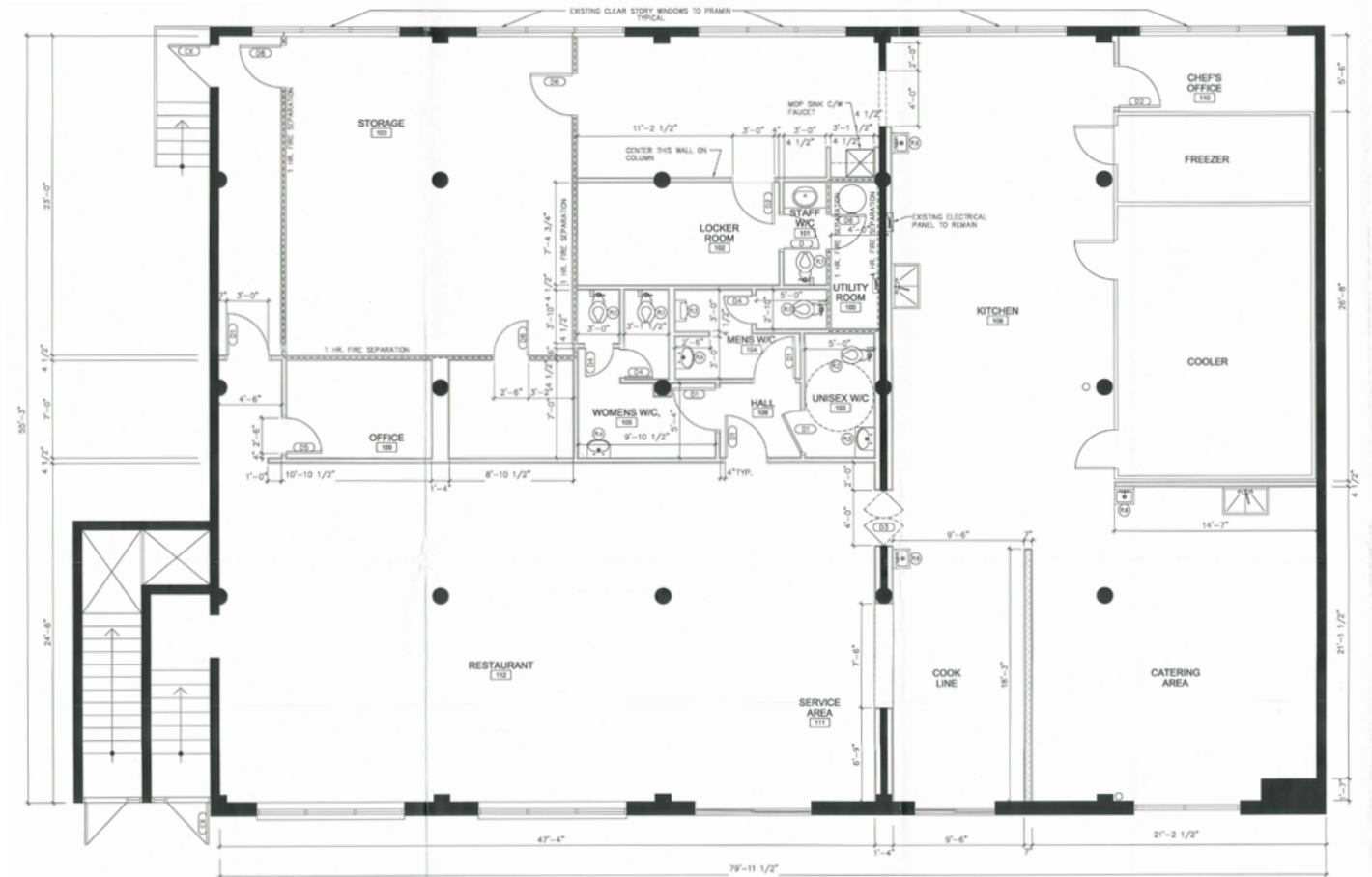
- Built-out restaurant space facing 11 Ave SE, off Macleod Trail
- Targeted uses: full service restaurants with takeout offerings and strong evening & weekend business. Ghost kitchen opportunity available.



- Zoning: CC-X
- Parking: 2 on west side and 2 in front of loading dock. Additional stalls on evenings/weekends.
- 2026 Additional Rent: \$11.75 PSF (includes water and electrical; not gas)

Photos reflect a previous tenant's improvements and illustrate the space's potential and layout. Doesn't represent current condition.

UNIT #230



Behind Building

UNIT 230 KITCHEN



CONNECT WITH US

CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9



inquiries@taurusgroup.com



taurusgroup.com

ABOUT THIS LISTING

HEATHER WIETZEL



Direct: (403) 206-6046



Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9



hwietzel@taurusgroup.com

ADVISOR AND ADVOCATE FOR OWNERS AND DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

