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## 11125 38 STREET NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
33293


**MLS ID:**  
A2275451

**\$34**



 **SUMIT BRAR**  
 (403) 270-4682

 PREP Realty  
 403-270-4682

 11125 38 Street NE, Calgary , Alberta T3N 1P3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 111	<b>Lease Amount</b> 34.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> I-C	<b>Subdivision</b> Stoney 3
<b>Year Built</b> 2018	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1512086	<b>Building Area (Sq. Ft.)</b> 3185.07
<b>Building Area (Sq. M.)</b> 295.90	<b>Lot Size (Sq. Ft.)</b> 90525	<b>Lot Size (Acres)</b> 2.08
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

Retail space for Lease! Main-floor corner unit with approximately 12 ft ceiling height in the highly sought-after Plaza YYC development, located in the Jacksonport area, just minutes from Calgary International Airport. This prime retail space offers exceptional exposure with high daily traffic and is ideally situated across from Princess Auto and Co-op Gas Station. Surrounded by established retail, commercial, industrial businesses, and major transportation routes including Deerfoot Trail, Stoney Trail, and Metis Trail, making it a strategic location for any business. The unit features large windows on multiple sides, providing excellent visibility and abundant natural light throughout the space. It also includes two bathrooms and a built-in kitchen area, making it move-in ready and highly functional for a wide range of uses. Ideal for a clothing store, jewelry store, or specialty food store, showroom, professional office such as a law firm, or many other retail or service oriented businesses. Located at 11125 38 Street NE, this corner unit offers long term growth potential in one of Calgary's fastest growing commercial corridors. Please feel free to call today for more information or to book a private showing.

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