

**11125 38 Street NE
Calgary, Alberta****MLS # A2275451****\$34 per sq.ft.****Division:** Stoney 3**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 3,185 sq.ft.**Zoning:** I-C**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 2.08 Acres**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

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, grocery or specialty food store, showroom, professional office such as a law firm, or many other retail or service oriented businesses (subject to approvals). 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.