



Kennington Properties Ltd.

#140, 5050 106 Avenue SE, Calgary, Alberta T2C 5E9

Phone: 403-215-0380

leasing@kennington.ca

Brand New Commercial Development

11281 38 Street NE

Calgary, Alberta

AVAILABLE: 1st Quarter of 2025



Retail Space For Lease | 1,113.30 - 9,471.34 sq. ft.

Development Permit Approved. Construction Commenced: 2nd Quarter of 2024

Build to Suit or Improvement Allowance

Features

Retail space available for lease in a brand new commercial development located just north-east of the Calgary International Airport and west of the north-east communities of Skyview Ranch and Cityscape. Quick access to Country Hills Boulevard NE off 38th Street NE provides accessibility to Calgary's main artery routes Deerfoot Trail and Stoney Trail.

This development not only promotes versatile build to suit, but provides an abundance of parking, ample landscaping, a drive through unit, and also offers large north facing windows maximizing exposure to Country Hills Boulevard NE. Co-located near anchor tenants Princess Auto and Co-op Gas Bar.

Municipal Address

11281 38 Street NE
Calgary, Alberta

Legal Description

Lot 3, Block 1, Plan 151 2086

Gas

Separately Metered

Building Size

9,471.34 sq. ft.

Operating Costs

\$18.50/sq.ft.
(2025 CAM & Tax estimate)

Power

200A, 120/208V, 3 Phase 4 Wire
Independently Metered

Building Height

4.8 meters / 16'

Zoning

I-C (Industrial—Commercial)

Water

Separately Metered

The information contained herein may change and the property removed from the market at any time without prior notice.
It has been obtained from sources believed to be correct but does not form part of any present or future contract.



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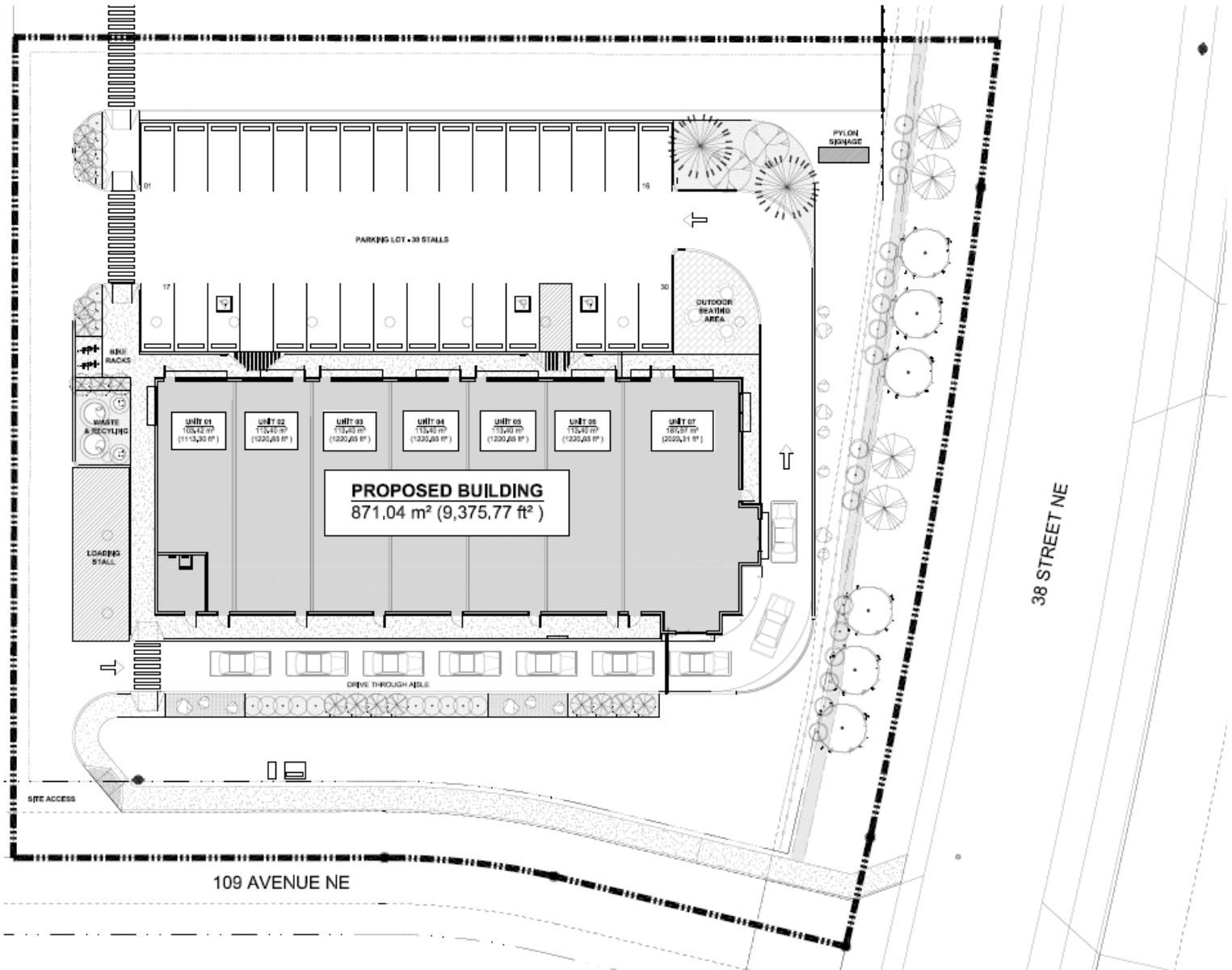
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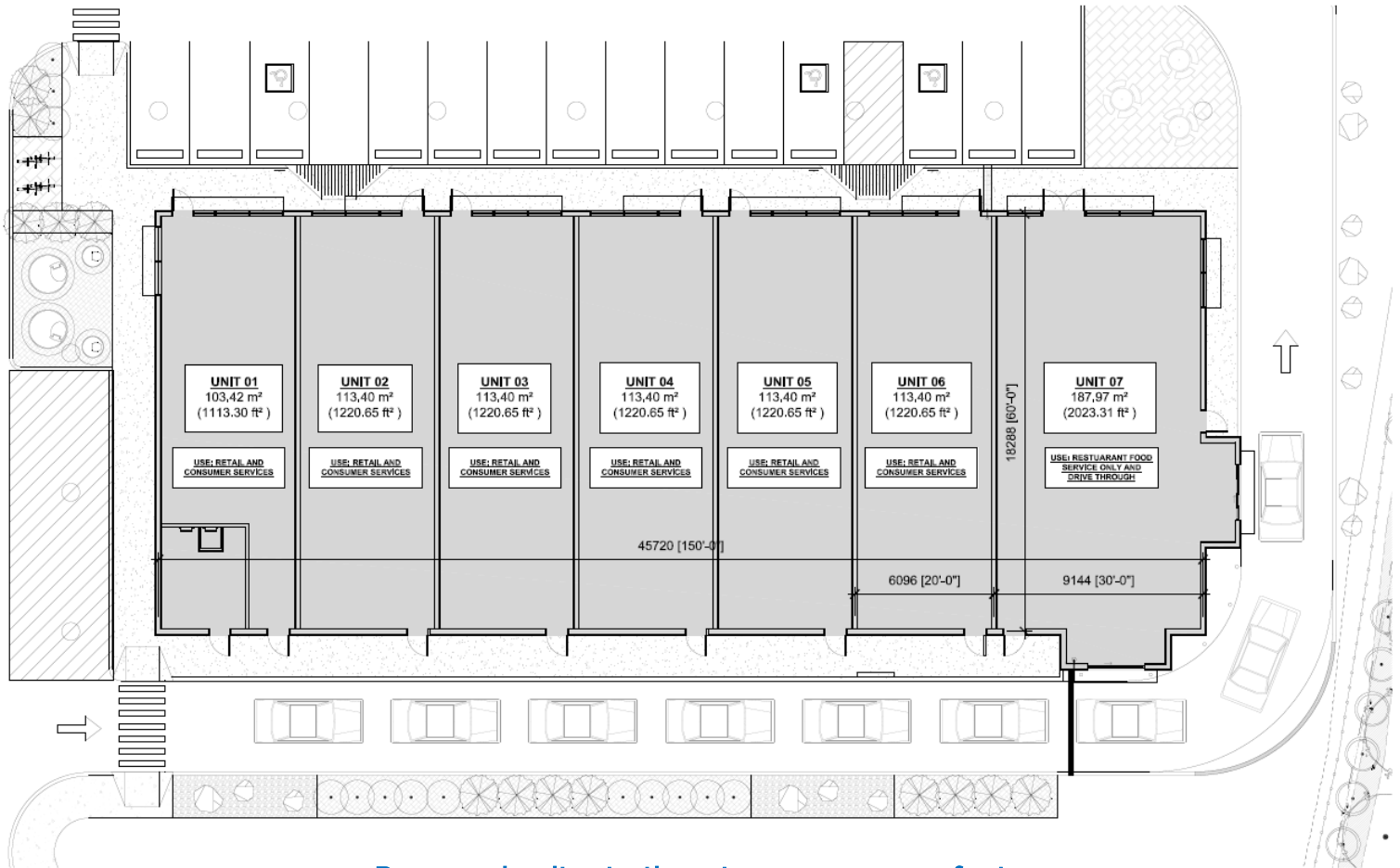
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Proposed units starting at 1,113.30 square feet.

Unit 01 — End Unit

1,113.30 sq. ft.

Unit 02

1,220.65 sq. ft.

Unit 03

1,220.65 sq. ft.

Unit 04

1,220.65 sq. ft.

Unit 05

1,220.65 sq. ft.

Unit 06

1,220.65 sq. ft.

Unit 07 — Drive through features!

2,023.31 sq. ft.

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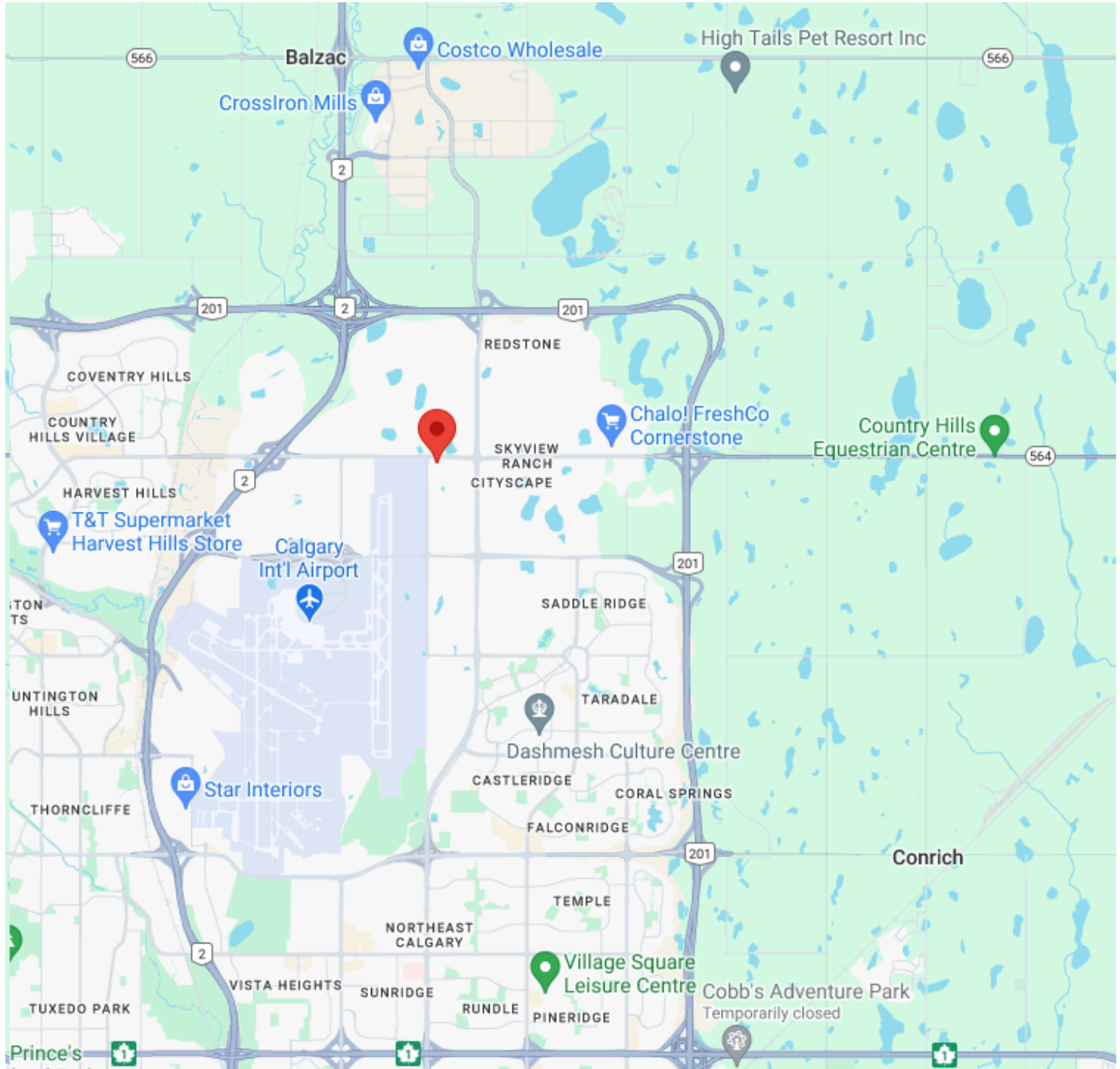
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