



238 11 AVENUE SE

100% LEASED

HEATHER WIETZEL

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TAURUSGROUP.COM



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- An aerial photograph of downtown Calgary, Canada. The image shows a dense urban area with numerous skyscrapers, including the Calgary Tower. A red outline marks a specific site in the downtown commercial core. A yellow line, representing Macleod Trail, runs diagonally across the image. 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 labels include 'DOWNTOWN COMMERCIAL CORE', 'SCOTIA PLACE EVENT CENTRE', 'BMO CENTRE & STAMPEDE GROUNDS', 'MACLEOD TRAIL', and '11 AVENUE SE'. Two callout boxes show vehicle counts: '20,500' and '15,000'.
- > 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

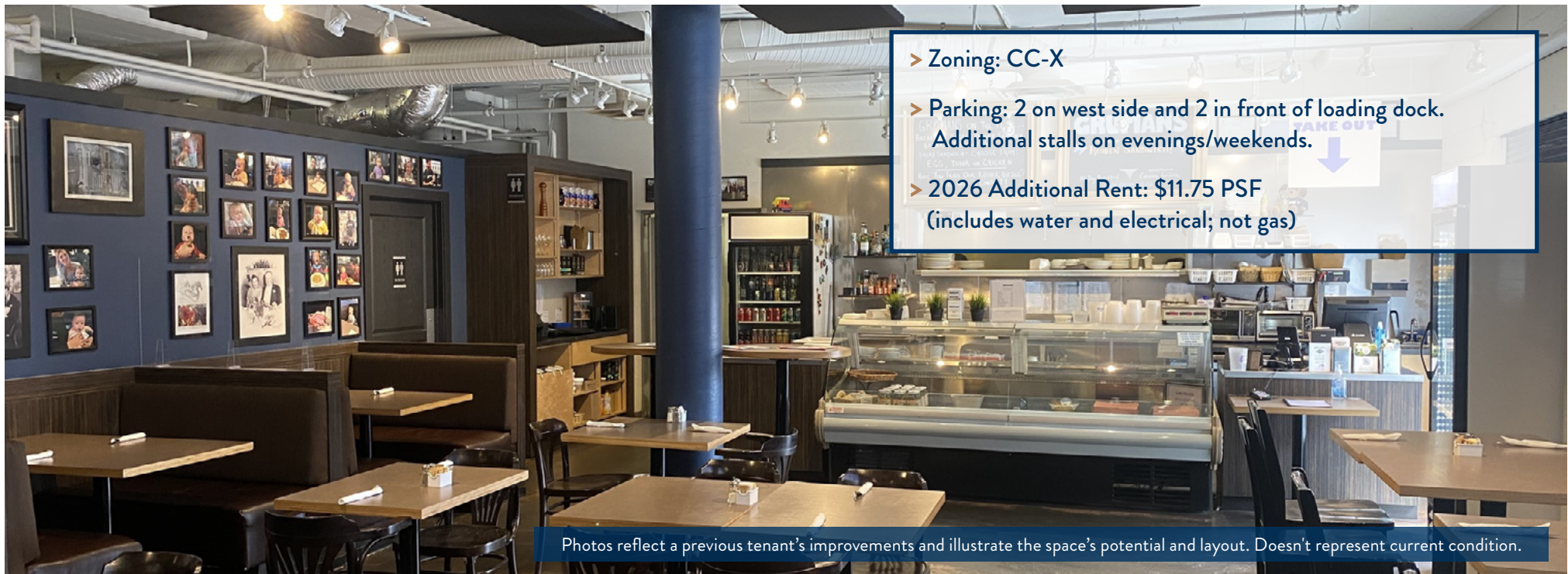
11 AVENUE SE

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.

CONNECT WITH US

CONTACT

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ABOUT THIS LISTING

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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.

