

\$1,150,000 - 120, 11808 24 Street Sw, Calgary

MLS® #A2268186

\$1,150,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Woodlands, Calgary, Alberta

Excellent investment opportunity! This well-maintained Restaurant bay is fully leased to a reliable tenant on a fixed 5-year term with a 5-year renewal option, offering secure and consistent rental income.



Located in Woodbine SW, the property features modern finishes, ample parking, and great visibility from the main road. The current tenant operates a successful business, ensuring stability for investors looking for a hands-free, income-generating asset.

Highlights:

Fixed 5 + 5-year lease in place

Strong tenant with established business

Triple Net (NNN) lease â€” tenant pays operating costs

Professionally finished interior space

Excellent exposure and access

Ideal for long-term investors seeking steady returns

This is a turnkey, income-producing property perfect for those looking to add a high-quality commercial asset to their portfolio. Contact listing agent for lease details, rent roll, and additional financial information.

Built in 2022

Essential Information

MLS® #	A2268186
Price	\$1,150,000
Bathrooms	0.00
Acres	0.00
Year Built	2022
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	120, 11808 24 Street Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6G2

Additional Information

Date Listed	October 31st, 2025
Days on Market	2
Zoning	C-N2

Listing Details

Listing Office	RE/MAX Complete Realty
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