



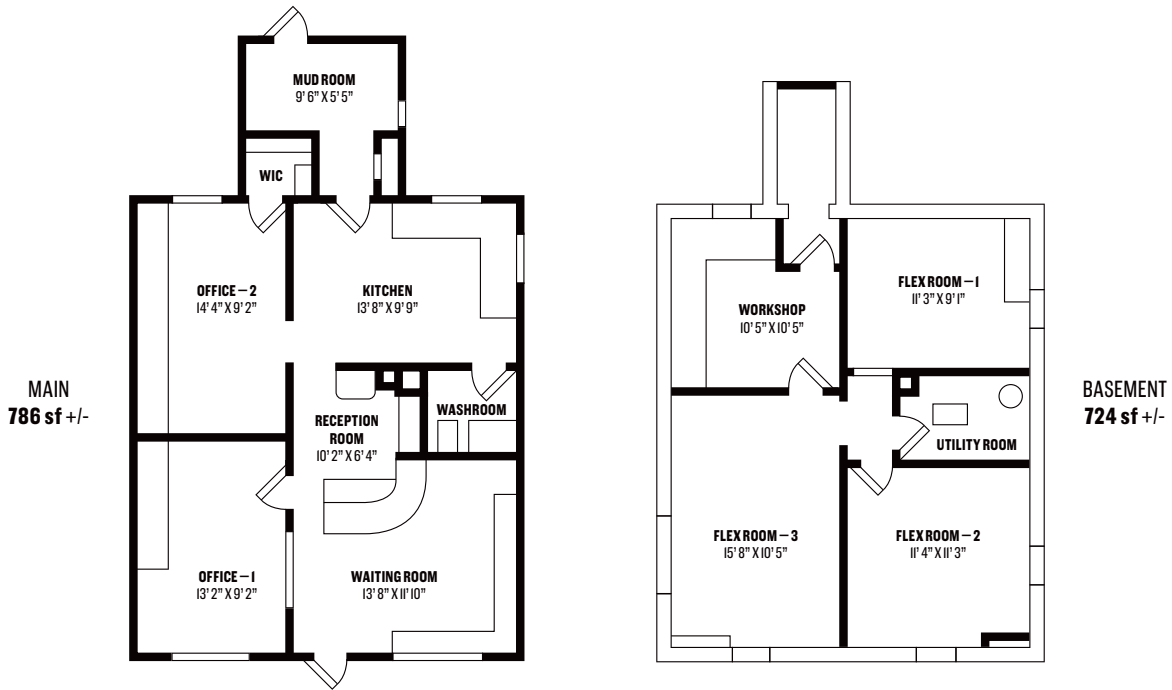
· **MERCANTILE** ·
REAL ESTATE ADVISORS INC.

RETAIL SPACE
FOR LEASE

2409 33RD AVENUE SW
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071

FLOOR PLAN



CITY PLAN



PROPERTY INFORMATION

LOCATION

2409 33RD AVENUE SW

AVAILABLE FOR LEASE

1510 SQ. FT. +/-
 (MAIN: 786 SQ. FT. +/-
 BASEMENT: 724 SQ. FT. +/-)

AVAILABLE

IMMEDIATELY

TERM

5 YEARS & DEMO

TAXES

\$15,234 / ANNUM
 (\$1,269 / MONTH)

OPERATING COSTS

INCLUDED IN GROSS RENT

LEASE RATE

\$3,000 / MONTH
 GROSS RENT

ZONING

MU - 2

DEMOGRAPHICS

POPULATION

2020	11,906	94,412	221,005
2025	13,583	106,999	249,637

GROWTH

2020 - 2025	14.09%	13.33%	12.96%
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AVERAGE INCOME

2020	\$198,140	\$171,232	\$165,445
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MEDIAN AGE OF POP.

2020	38.10	35.90	36.50
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GENERAL INFORMATION

- FREESTANDING BUILDING WITH SEPARATE GARAGE FRONTING DIRECTLY ONTO 33RD AVENUE IN HIGHLY SOUGHT AFTER MARDA LOOP.

- ROOM FOR ONSITE PARKING FOR STAFF AND VISITORS.

- MU-2 ZONING PROVIDES FOR A WIDE RANGE OF USES INCLUDING RESTAURANT, TAKE OUT AND RETAIL.

TRAFFIC COUNTS

33RD AVENUE & 21ST STREET: 22,000 VEHICLES/DAY
 CROWCHILD TRAIL SW: 90,000/DAY

PARKING

RATE: FREE / NUMBER OF STALLS: 4-6

VISIT US
 300, 525 11TH AVENUE SW
 CALGARY, ALBERTA T2R 0C9

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