



2205 - 33 Ave.



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REAL ESTATE ADVISORS INC

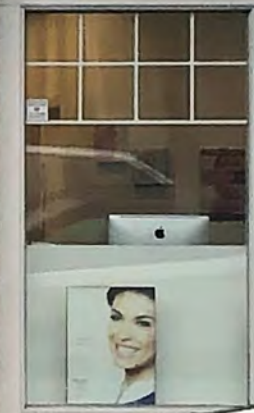
RETAIL SPACE
FOR LEASE

FOR LEASE
MARDA STATION UNIT 105
2205 33RD AVENUE SW CALGARY, ALBERTA

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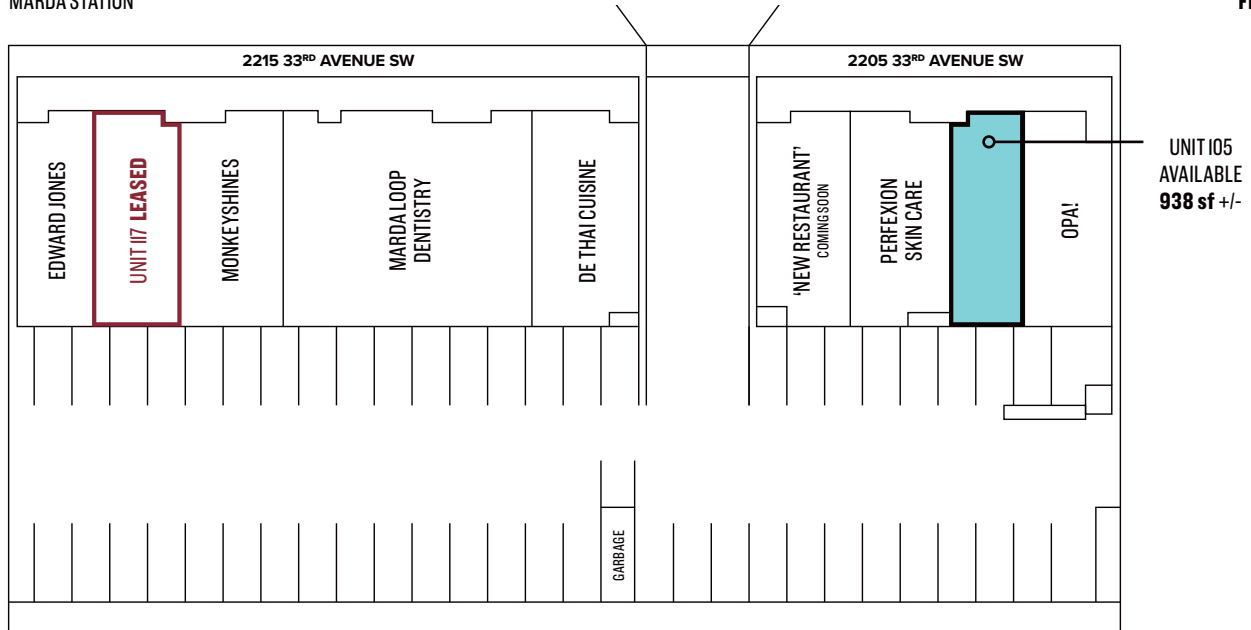
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per



MARDA STATION

FLOOR PLAN



CITY PLAN



PROPERTY INFORMATION

LOCATION	OPERATING COSTS
UNIT 105 2205 33 RD AVENUE SW	\$9.24 / SQ. FT.
AVAILABLE FOR LEASE	LEASE RATE
UNIT 105: 938 SQ. FT. +/-	MARKET
AVAILABLE	ZONING
IMMEDIATELY	MU – 2
TERM	MANAGEMENT FEE
5 - 10 YEARS	EST. \$2.29 / SQ. FT.
TAXES	
\$12.29 / SQ. FT.	

DEMOGRAPHICS & PARKING

POPULATION	1KM	3KM	5KM
2020	12,443	95,071	220,531
2025	14,168	107,716	249,046
GROWTH			
2020 - 2025	13.86%	13.30%	12.93%
AVERAGE INCOME			
2020	\$196,628	\$173,662	\$164,387
MEDIAN AGE OF POP.			
2020	37.70	35.80	36.50
PARKING	NO CHARGE, 46 STALLS, 3.14 STALLS / 1000 SQ. FT.		

GENERAL INFORMATION

- PROFESSIONALLY MANAGED RETAIL STRIP CENTER IN HIGHLY DESIRABLE MARDA LOOP.
 - STREET PARKING IS COMPLEMENTED BY RARE VISITOR SURFACE PARKING.
 - GREAT EXPOSURE DIRECTLY ONTO 33RD AVENUE TO BOTH WALKING AND VEHICULAR TRAFFIC.
 - IDEAL USES WOULD INCLUDE PROFESSIONAL SERVICES, SPECIALTY RETAIL, CELL PHONE OR MEDICAL SPECIALTY.
- TRAFFIC COUNTS**
33RD AVENUE & 21ST STREET: 22,000 VEHICLES/DAY
CROWCHILD TRAIL SW & FLANDERS AVENUE SW: 90,000/DAY

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

JEFF ROBSON PRESIDENT & BROKER
jeff@jrmmercantile.com
403.770.3071 ext 200

jrmmercantile.com