



RETAIL SPACE FOR LEASE 8 - 1940 33 Avenue S

1918 - 1940 33 Avenue SW CALGARY, ALBERTA

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PROPERTY INFORMATION & TRAFFIC COUNTS

AVAILABLE FOR LEASE CRU 1 : 1,981 SF +/-	LOCATION 1918 - 1940 33 Av
CRU 2 : 1,314 SF +/- LEASED	TERM
CRU 3 : 1,065 SF +/-	5-10 YEARS
CRU 4 : 1,081 SF +/- LEASED	LEASE RATE
CRU 5 : 1,297 SF +/-	MARKET
CRU 6 : 1,306 SF +/- LEASED	
CRU 7 : 1,302 SF +/- <i>LEASED</i>	AVAILABLE IMMEDIATELY

	PARKING
venue SW	 VISITOR PARKING ON AMPLE STREET PARK AVAILABLE
	ZONING MU-1
	OP. COSTS AND TAXES TBD

ARKING	POPULATION	1KM
VISITOR PARKING ON SITE	2023	14,554
AMPLE STREET PARKING IS AVAILABLE	GROWTH	
	2023-2028	14.479
DNING		
IU-1	AVERAGE INCOM	E
P. COSTS AND TAXES	2024	\$166,9
U	MEDIAN AGE OF P 2024	OP. 38.70

DEMOGRAPHICS

OPULATION	1KM	3KM	5KM
023	14,554	103,004	221,905
ROWTH			
023-2028	14.47%	13.49%	12.82%
VERAGE INCOME			
024	\$166,967	\$161,648	\$150,893
MEDIAN AGE OF POP			
024	38.70	38	
	1		

GENERAL INFORMATION

- MADISON IS A 6 STOREY MIXED USE BUILDING INCLUDING 129 RESIDENTIAL UNITS AND 9,346 SQUARE FEET OF GROUND LEVEL RETAIL SPACE. LOCATED IN THE AMENITY RICH COMMUNITY OF MARDA LOOP, MADISON WILL OFFER BOUTIQUE STYLE COMMERCIAL SPACES FIT FOR USES SUCH AS: RESTAURANT, PERSONAL SERVICES, CAFÉ, AND FASHION.
- CRU 1 WILL INCLUDE A PATIO AT THE CORNER OF 33RD AVENUE SW AND 19TH ST SW.
- MADISON IS BEING BROUGHT TO YOU BY THE PARTNERSHIP OF SARINA HOMES AND PORTE COMMUNITIES.

ABOUT PORTE COMMUNITIES:

SINCE 1968, PORTE HAS DELIVERED TOP-QUALITY SPACES TO LIVE AND WORK. THEY PRIORITIZE CUSTOMER NEEDS, REFINING THEIR DEVELOPMENTS TO CREATE EXCEPTIONAL ENVIRONMENTS. KNOWN FOR INNOVATIVE LOW-RISE, COMMERCIAL, AND INDUSTRIAL BUILDINGS, THEIR PORTFOLIO BOASTS 1.4 MILLION SQ. FT. OF COMMERCIAL SPACE, 1,000+ RENTAL APARTMENTS, AND OVER \$1 BILLION IN PROJECTS UNDER DEVELOPMENT ACROSS BC AND AB.

ABOUT SARINA HOMES:

SARINA HOMES IS KNOWN FOR THEIR HIGH-QUALITY CONSTRUCTION AND ATTENTION TO DETAIL WHILE ENSURING DURABILITY AND AESTHETIC APPEAL. SARINA SPECIALIZES IN A RANGE OF COMMERCIAL AND RESIDENTIAL REAL ESTATE SOLUTIONS, FOCUSING ON INTELLIGENT PLANS AND FEATURES. SARINA HAS BEEN INVOLVED WITH NUMEROUS MIXED-USE DEVELOPMENTS IN CALGARY'S INNER-CITY COMMUNITIES. THEIR COMMITMENT TO SUSTAINABILITY AND MODERN DESIGN PRINCIPLES IS EVIDENT IN EVERY PROJECT.

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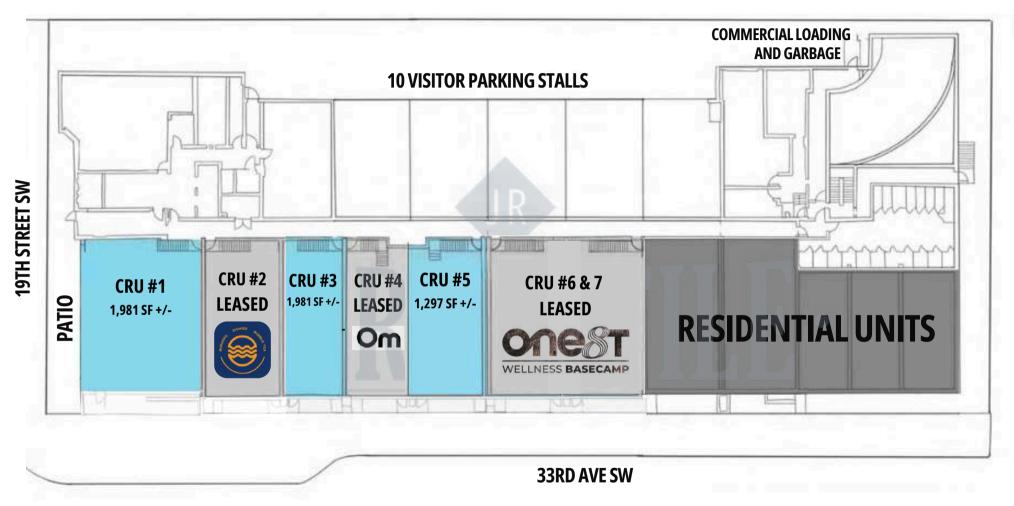
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