



JR  
• MERCANTILE •  
REAL ESTATE ADVISORS INC

RETAIL SPACE  
FOR LEASE

1918 - 1940 33 Avenue SW  
CALGARY, ALBERTA

[jrmercantile.com](http://jrmercantile.com) • 403.770.3071

## PROPERTY INFORMATION & TRAFFIC COUNTS

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

PARKING
• VISITOR PARKING ON SITE
• AMPLE STREET PARKING IS AVAILABLE
ZONING
MU-1
OP. COSTS AND TAXES
TBD

## DEMOGRAPHICS

	POPULATION	1KM	3KM	5KM
2023		14,554	103,004	221,905
GROWTH				
2023-2028		14.47%	13.49%	12.82%
AVERAGE INCOME				
2024		\$166,967	\$161,648	\$150,893
MEDIAN AGE OF POP.				
2024		38.70	38	

## 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 33<sup>RD</sup> AVENUE SW AND 19TH ST SW.
- MADISON IS BEING BROUGHT TO YOU BY THE PARTNERSHIP OF SARINA HOMES AND PORTE COMMUNITIES.

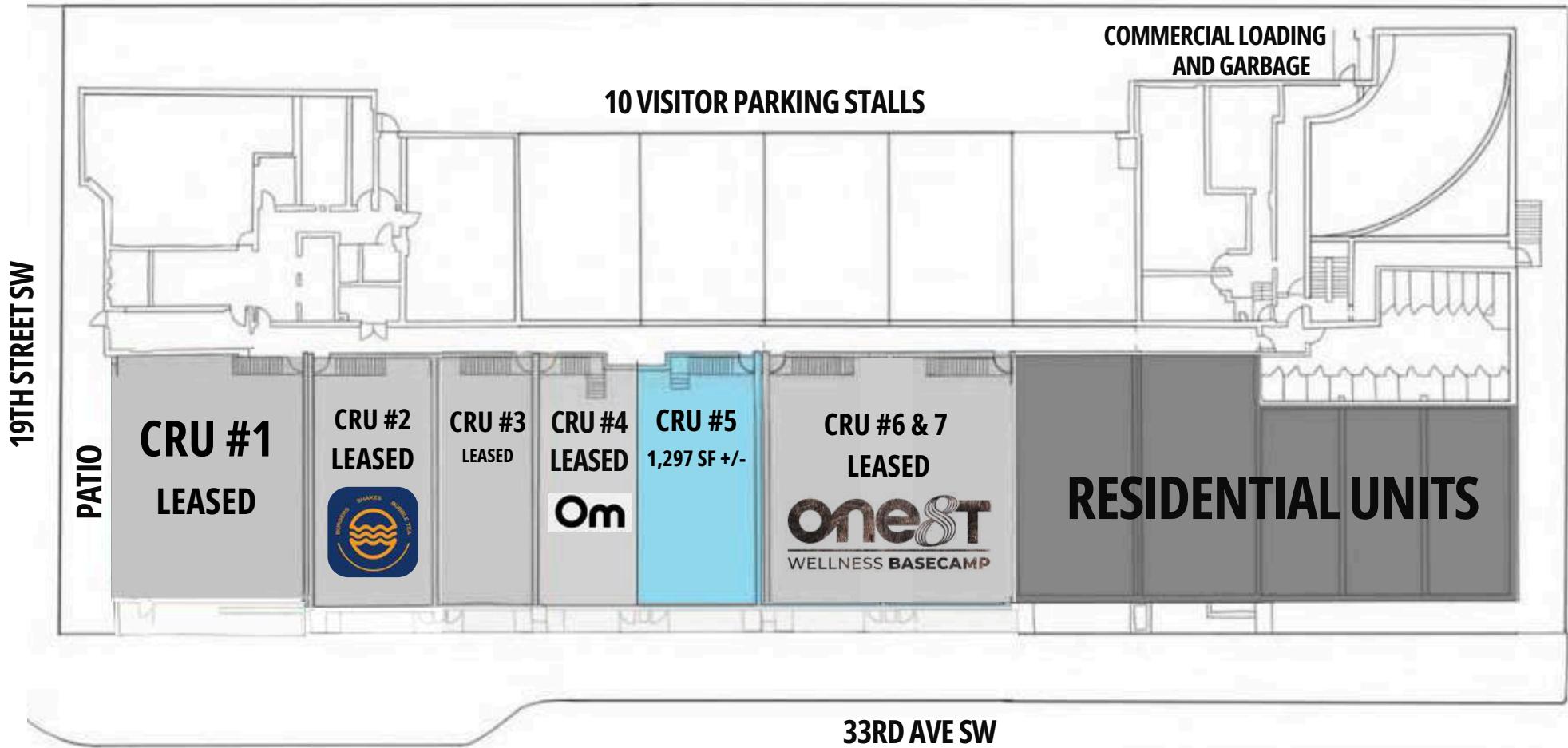


VISIT US  
202, 7710 5<sup>TH</sup> STREET SE  
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FLOOR PLAN



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