



JR

· **MERCANTILE** ·

REAL ESTATE ADVISORS INC

RETAIL SPACE

FOR LEASE

1918 - 1940 33 Avenue SW
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071

PROPERTY INFORMATION & TRAFFIC COUNTS

AVAILABLE FOR LEASE

- CRU 1** : 1,981 SF +/- **LEASED**
- CRU 2** : 1,314 SF +/- **LEASED**
- CRU 3** : 1,065 SF +/- **LEASED**
- CRU 4** : 1,081 SF +/- **LEASED**
- CRU 5** : 1,297 SF +/-
- CRU 6** : 1,306 SF +/- **LEASED**
- CRU 7** : 1,302 SF +/- **LEASED**

LOCATION

1918 - 1940 33 Avenue SW

TERM

5-10 YEARS

LEASE RATE

MARKET

AVAILABLE

IMMEDIATELY

PARKING

- VISITOR PARKING ON SITE
- AMPLE STREET PARKING IS AVAILABLE

ZONING

MU-1

OP. COSTS AND TAXES

TBD

DEMOGRAPHICS

	1KM	3KM	5KM
POPULATION 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 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.

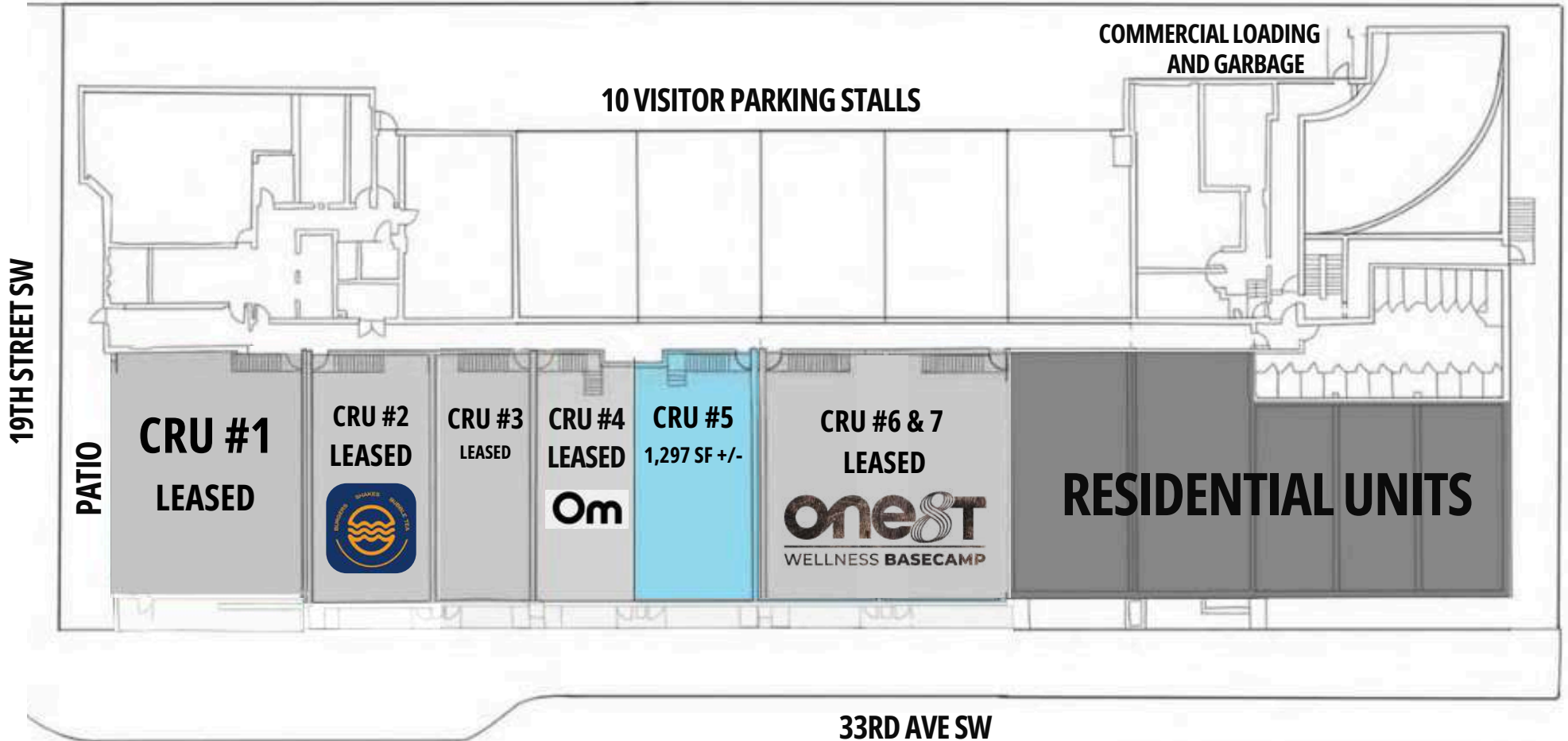
ABOUT SARINA HOMES:

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.

VISIT US
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CALGARY, ALBERTA T2H 2L9
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FLOOR PLAN



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