

STANDALONE RETAIL OPPORTUNITY



MARDA LOOP

2409 33 AVENUE SW, CALGARY, ALBERTA

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MARDA LOOP RETAIL

2409 33 AVENUE SW, CALGARY

Availability Immediately

MAIN LEVEL 736 SF

BASEMENT 724 SF

TOTAL **1510 SF**

MARKET RATES Op Costs: \$11.38

Situated at the prominent gateway to Calgary's vibrant Marda Loop neighbourhood, 2409 33 Avenue SW offers a rare opportunity to occupy a beautifully maintained standalone retail building in one of the city's most sought-after commercial districts. Benefiting from exceptional visibility along a high-traffic corridor, the property enjoys strong exposure to both vehicle and pedestrian traffic.



91

Walkers Paradise



51

Good Transit



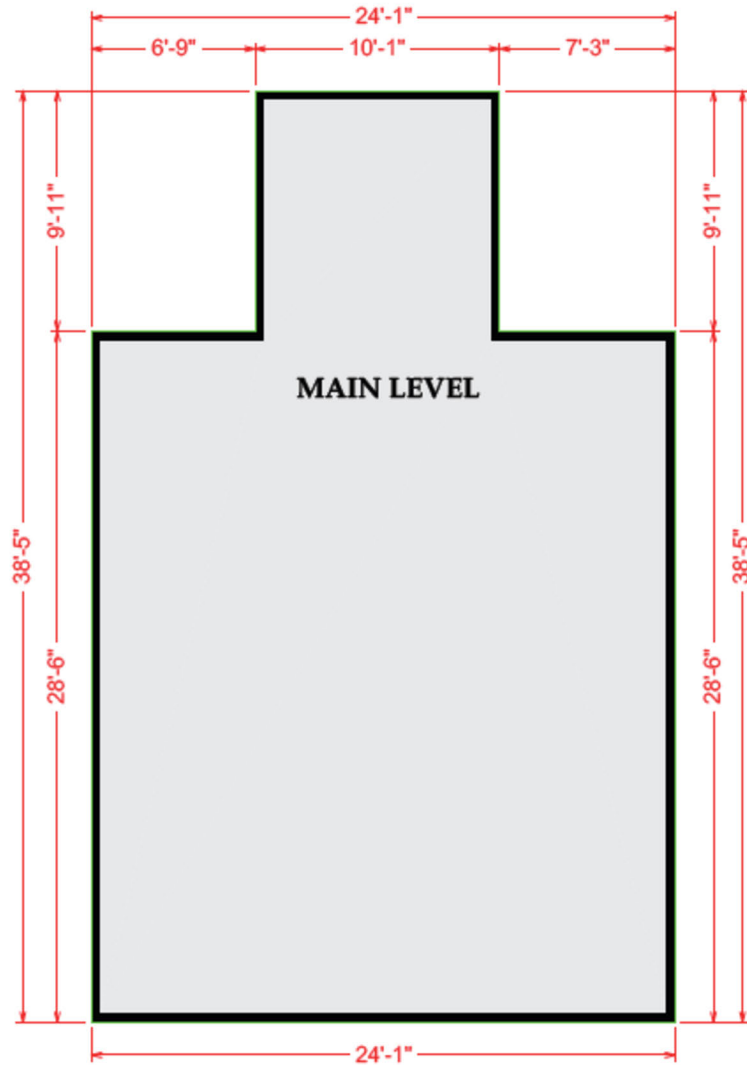
73

Very Bikeable



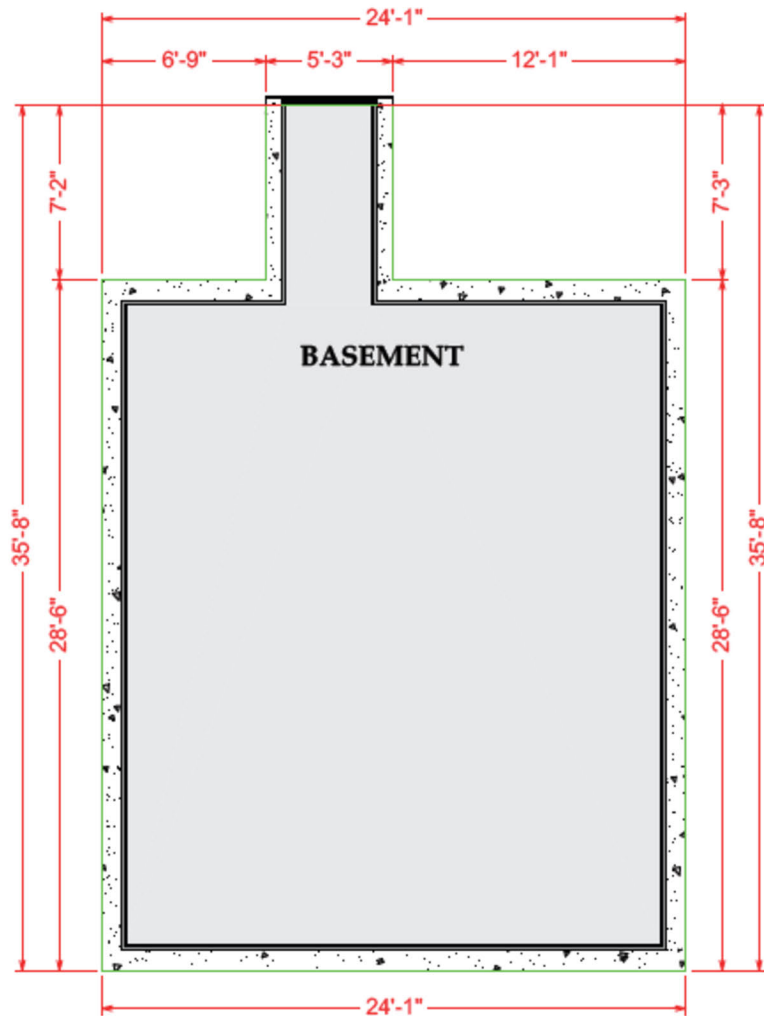
MAIN FLOOR

2409 33 AVENUE SW, CALGARY



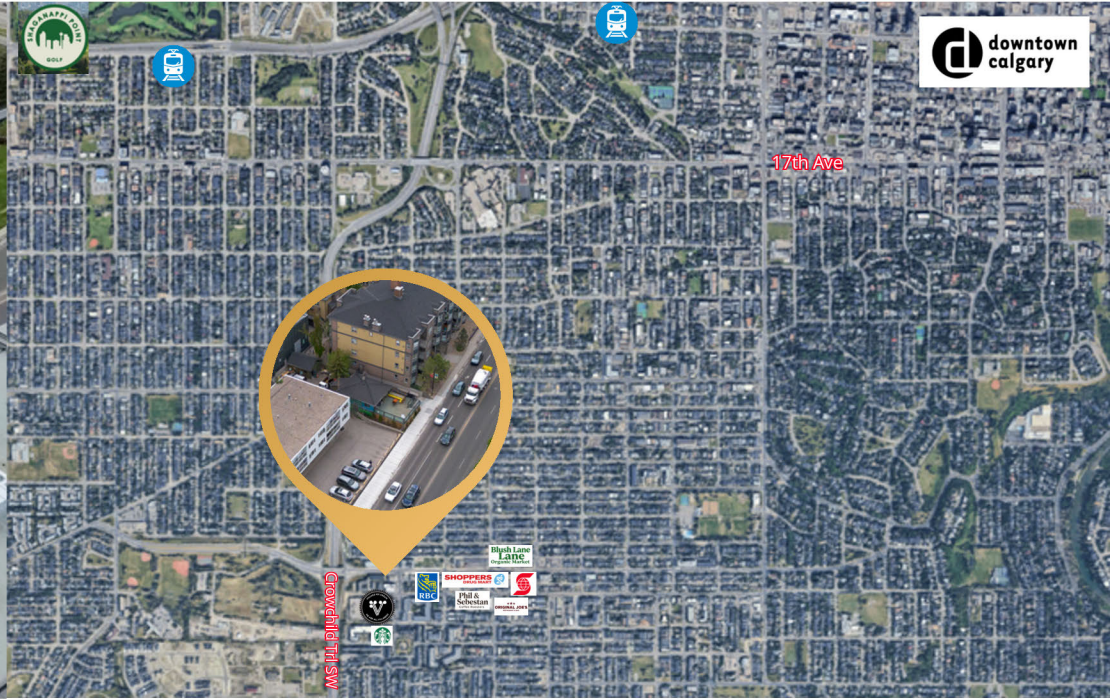
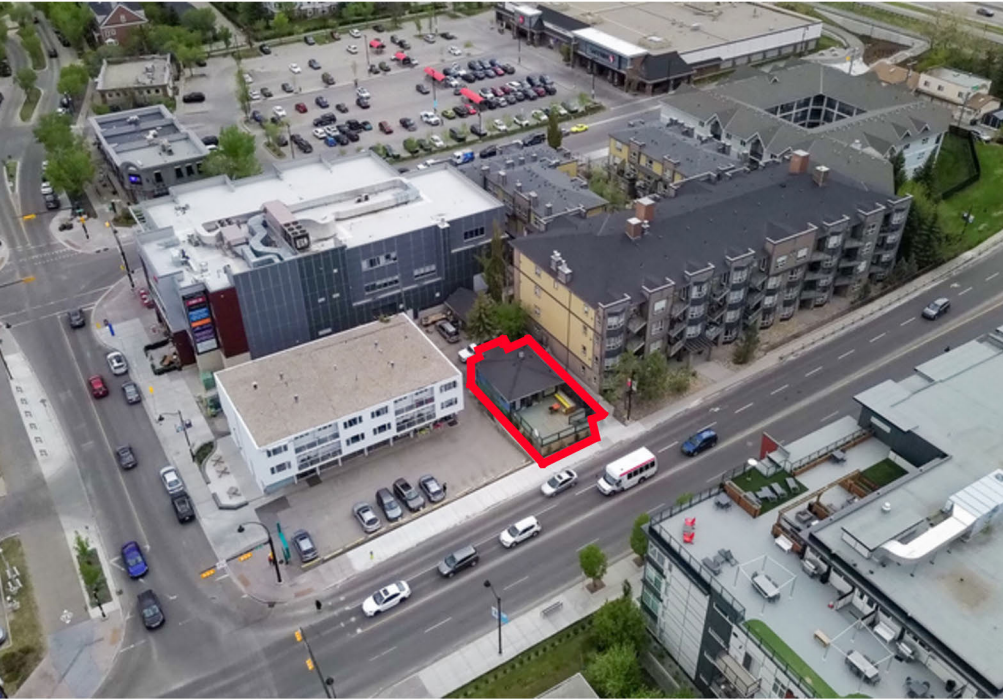
BASEMENT

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Nearby Major Retailers



Transit/Subway

Station Name	Transit Type	Drive Time	Distance
WESTBROOK CTRAIN STATION	Calgary B	6 MIN DRIVE	3.3 KM
SUNALTA CTRAIN STATION	Calgary B	8 MIN DRIVE	3.5 KM
SHAGANAPPI POINT CTRAIN STATION	Calgary B	8 MIN DRIVE	4.1 KM
39 AVENUE CTRAIN STATION	Calgary B	9 MIN DRIVE	4.0 KM
45 STREET CTRAIN STATION	Calgary B	8 MIN DRIVE	4.2 KM

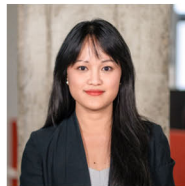


MARDAL LOOP

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