

For Lease

POWERHOUSE DEMOGRAPHICS!
Dense, Affluent Surrounding Population



INFINITY IN MARDA LOOP

**2010 34 AVENUE SW
CALGARY, ALBERTA**



HIGHLIGHTS

- New retail development in desirable Marda Loop area.
- Excellent frontage on 34th Avenue SW with over 150 businesses and 44,280 residents in the immediate area.
- Currently built out as take out food service. Large walk in cooler/freezer, dishwashing station and food prep equipment in place (no cooking infrastructure existing).
- Affluent surrounding neighbourhood with high disposable incomes

DEMOGRAPHICS



Zoning
C-COR 1



Year Built
2018



Primary Trade Area Population
44,280



Household Income
\$137,333

PROPERTY DESCRIPTION

| | |
|------------------------------|------------------|
| Net Lease Rate: | Market |
| Op Costs & Taxes: | \$22.52 psf est. |
| Sizes: | 1,242 sq. ft. |
| Parking: | Street |
| Available: | Immediately |

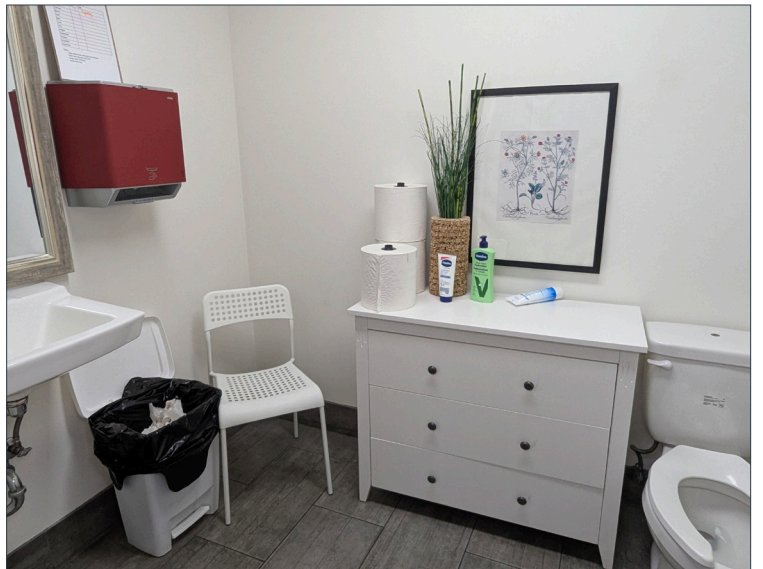
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AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions

SITE PLAN

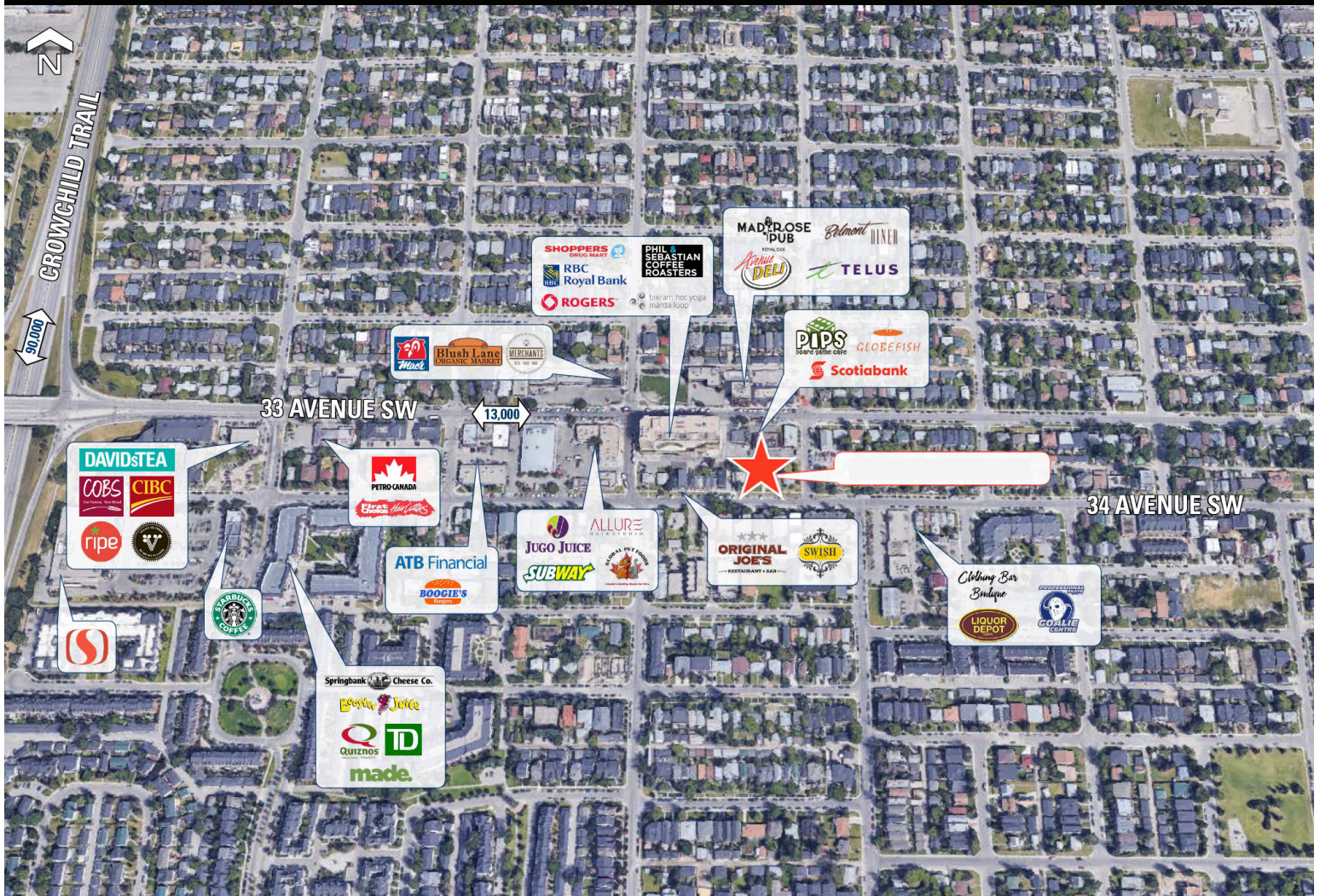
2010 34 Avenue SW, Calgary, Alberta





LOCATION

2010 34 Avenue SW, Calgary, Alberta



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Commercial / Residential / Financing / Property Management / Investments / Security

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