



FOR LEASE

FARM IN MARDAL LOOP

Stand-alone Boutique
Retail/Office in Marda Loop



2138 33 AVENUE SW / CALGARY, ALBERTA

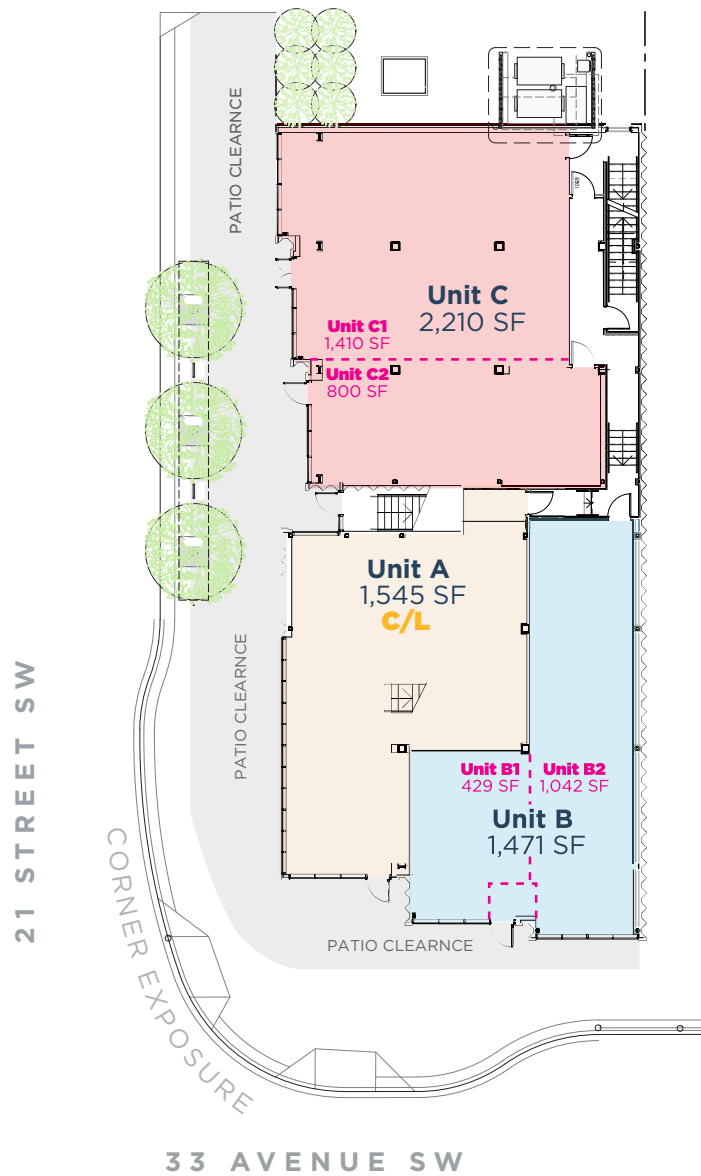
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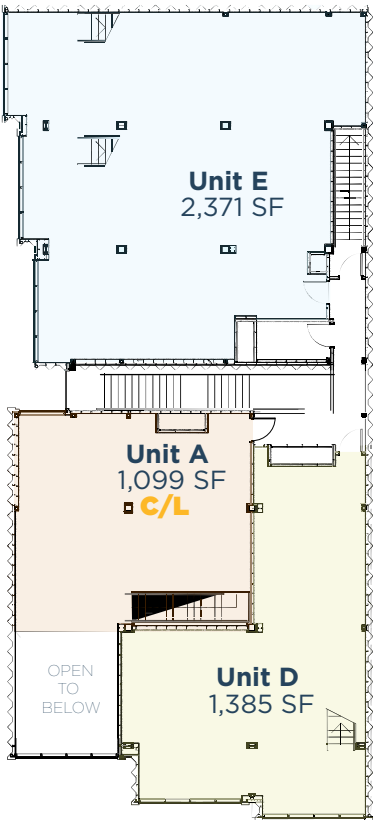
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FLOOR PLANS

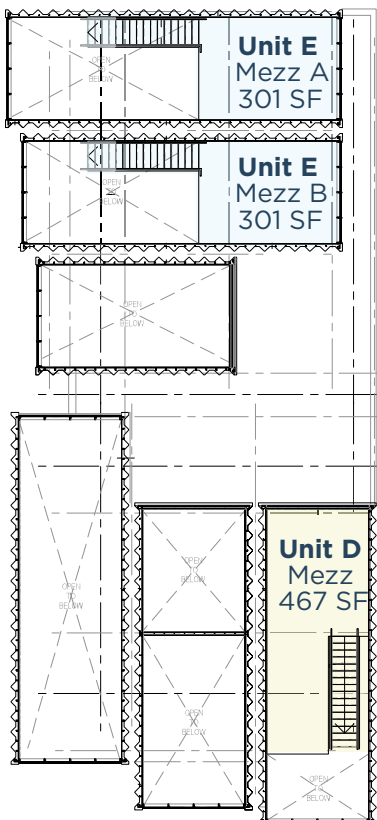
MAIN FLOOR



2ND FLOOR



MEZZANINE



PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Size Available

MAIN FLOOR

Unit A: 1,545 SF - (1 of 2)

Unit B: 1,471 SF

Unit C: 2,210 SF

SECOND FLOOR

Unit A: 1,099 SF - (2 of 2)

Unit D: 1,385 SF + 467 SF mezzanine

Unit E: 2,371 SF + 301 SF(x2) mezzanine

Additional Demising Options Available

Q1 2027 Completion (Est.)

Availability

Net Rate

Market

Op Costs

\$20.00 PSF (Est. 2025)

Building Size

12,000 SF

Zoning

C-Core 1

Parking

Street Parking

PROPERTY FEATURES

- **Prime Location** – Situated in the heart of Marda Loop, one of Calgary's most sought-after and vibrant neighborhoods.
- **High Exposure** – Exceptional visibility on 33rd Avenue & 21st Street SW, ensuring maximum foot and vehicle traffic.
- **Striking Architecture** – A uniquely designed stand-alone boutique retail development featuring stunning arches for a distinctive and memorable visual appeal.
- **Thriving Retail Hub** – Be part of a dynamic retail scene alongside popular shops, restaurants, and businesses.
- **Modernized Infrastructure** – The City is near completion of brand-new streetscapes, including updated streetlights, sidewalks, paving, and utilities, enhancing the pedestrian-friendly environment.
- Secure your space in one of Calgary's top retail destinations.



PHOTO GALLERY



SOUTH FACADE



VIEW FROM SOUTH-WEST



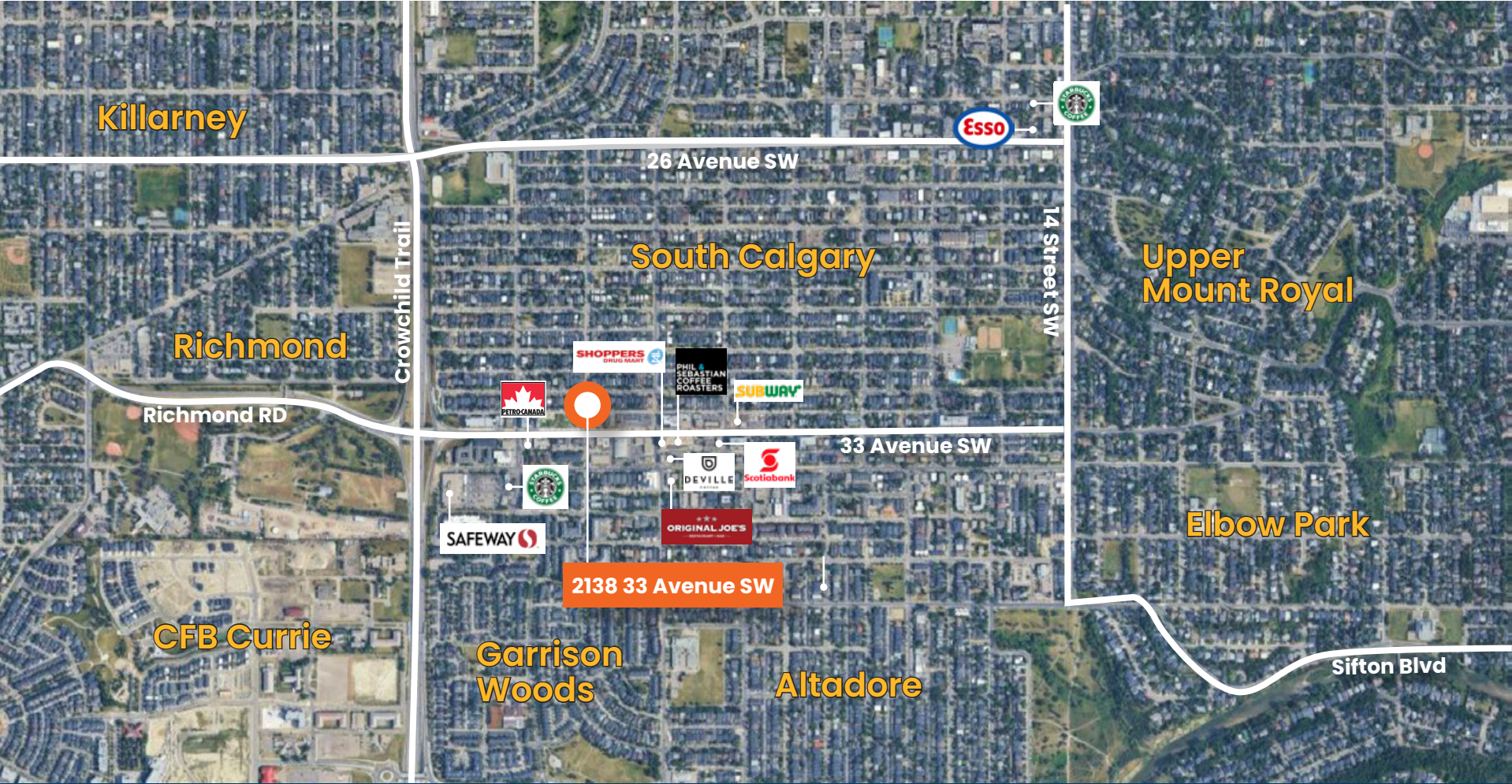
WEST FACADE



VIEW FROM NORTH-WEST



LOCATION



Neighbourhood
South Calgary



Population 3km
96,700



Drive Times
Downtown: **9 minutes**
Stoney Trail: **10 minutes**



Prime Location



Bus / Train Routes



Walk score or Walkable



Household Income
\$93,921



Median Age
38.3

Traffic Count
31,000 VPD | 33 Ave & Crowchild
22,000 VPD | 33 Ave & 21 Street



Grocery & Shopping



Retail Shops or Shopping



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