

Village Block

508 34th Street NW, Calgary AB

New Mixed- Use Development - Retail Units For Lease

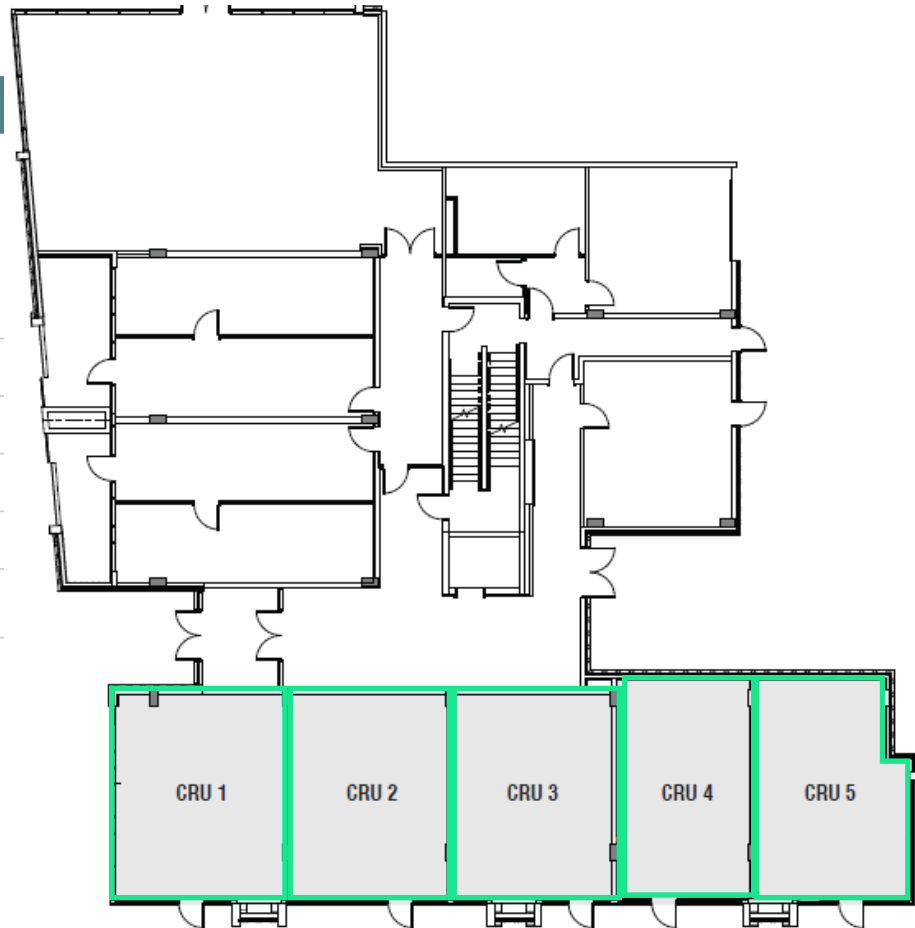


Property Details

- Nestled in the heart of Parkdale, this development offers quick access to downtown Calgary, the Bow River pathway system, and major roadways like Memorial Drive and Crowchild Trail.
- Located at the base of a 5 storey, 57 unit residential development with turnover estimated to be Fall 2026
- Minutes from Foothills Medical Centre, Alberta Children’s Hospital, and the University of Calgary with close proximity to multiple cafes, boutique shops and other retailers.

Details

Size:	CRU 1- 521 sq. ft.
	CRU 2- 490 sq. ft.
	CRU 3- 488 sq. ft.
	CRU 4- 442 sq. ft.
	CRU 5- 472 sq. ft.
Op Costs (2025 est.):	\$18.71 per sq. ft.
Zoning:	MU-1
Available:	Possession- Fall 2026
Signage:	Fascia
Parking:	3 underground commercial stalls



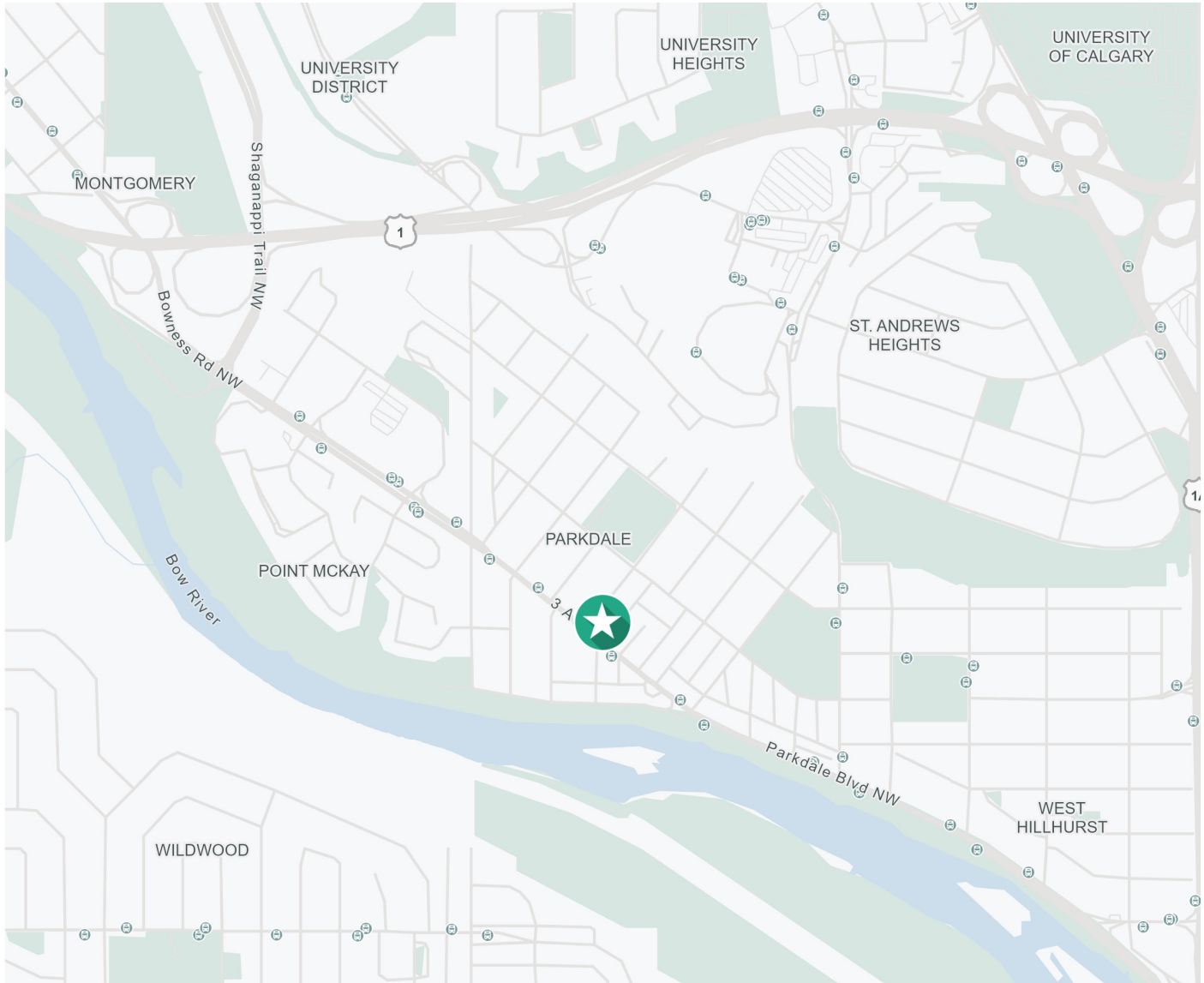
Permitted Uses

- Accessory Residential Building;
- Home Based Child Care — Class 1;
- Home Occupation — Class 1;
- Park;
- Sign — Class A;
- Sign — Class B;
- Sign — Class D;
- Utilities
- Convenience Food Store;
- Fitness Centre;
- Information and Service Provider;
- Library;
- Pet Care Service;
- Power Generation Facility — Small;
- Print Centre;
- Protective and Emergency Service;
- Radio and Television Studio;
- Retail and Consumer Service;
- Specialty Food Store
- Restaurant: Food Service Only; (if public area < 150sq. m)
- Restaurant: Licensed. (if public area < 150sq.m)

Discretionary Uses

- | | |
|--------------------------------|----------------------------|
| Addiction Treatment | Indoor Recreation Facility |
| Assisted Living | Kennel |
| Brewery, Winery and Distillery | Liquor Store |
| Cannabis Store | Live Work Unit |
| Child Care Service | Outdoor Café |
| Community Recreation Facility | |
| Computer Games Facility | |
| Custodial Care | |
| Drinking Establishment — Small | |
| Dwelling Unit | |
| Food Production | |
| Home Occupation — Class 2 | |
| Hotel | |

Demographics & Site Map



Area Demographics



Population of 249,160
within 5km with an
average age of 38



36,000 vehicles per day
on 3rd Avenue NW



Average household
income of \$176,248 within
5km with an average of 2
people per household



FOR LEASE

508 34TH STREET NW

Contact Us

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