

For Lease



INFINITY IN MARDA LOOP

2004 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, dishwashing station and food prep equipment in place (hood unit fire suppression system, etc.)

DEMOGRAPHICS



Zoning
C-COR 1



Year Built
2018



Primary Trade Area Population
44,280



Household Income
\$137,333

PROPERTY DESCRIPTION

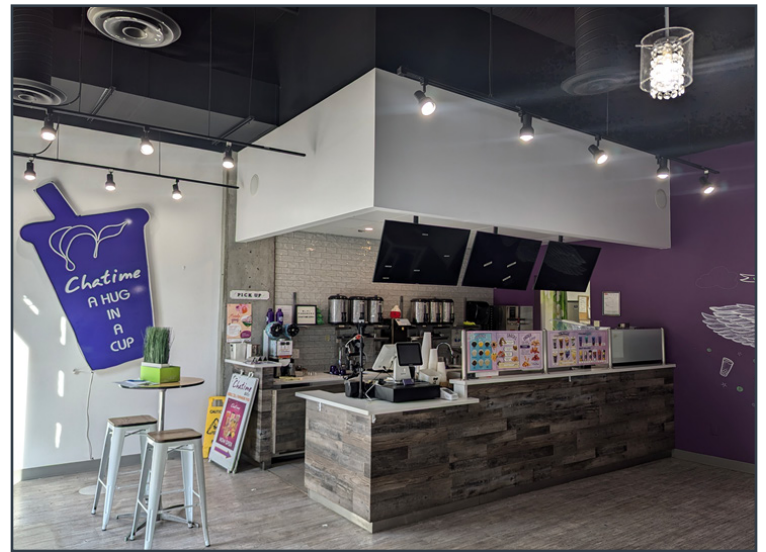
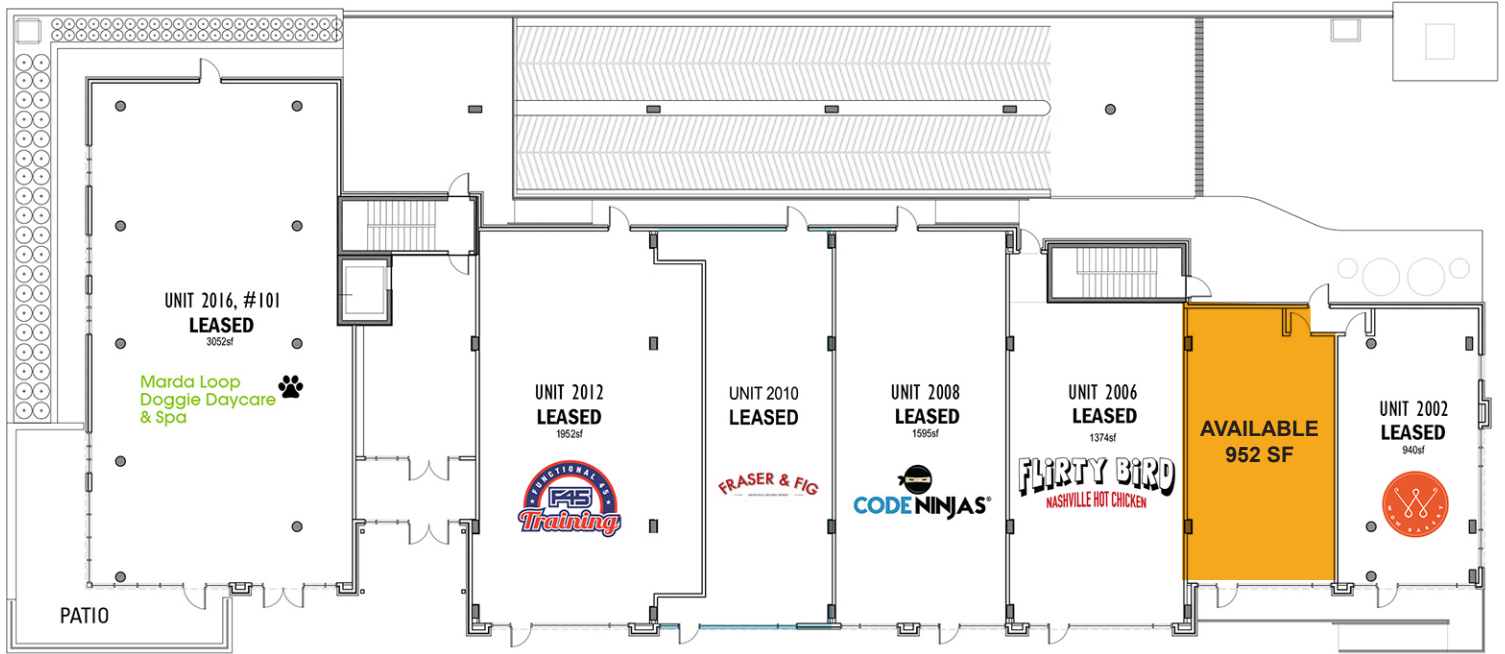
Net Lease Rate:	Market
Op Costs & Taxes:	\$22.08 psf est.
Sizes:	952 sq. ft.
Parking:	Street
Available:	Immediately

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AVENUE | Commercial
Real Estate Solutions

SITE PLAN

2010 34 Avenue SW, Calgary, Alberta



LOCATION

2010 34 Avenue SW, Calgary, Alberta



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