

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

<b>Net Lease Rate:</b>	Market
<b>Op Costs &amp; Taxes:</b>	\$22.08 psf est.
<b>Sizes:</b>	952 sq. ft.
<b>Parking:</b>	Street
<b>Available:</b>	Immediately

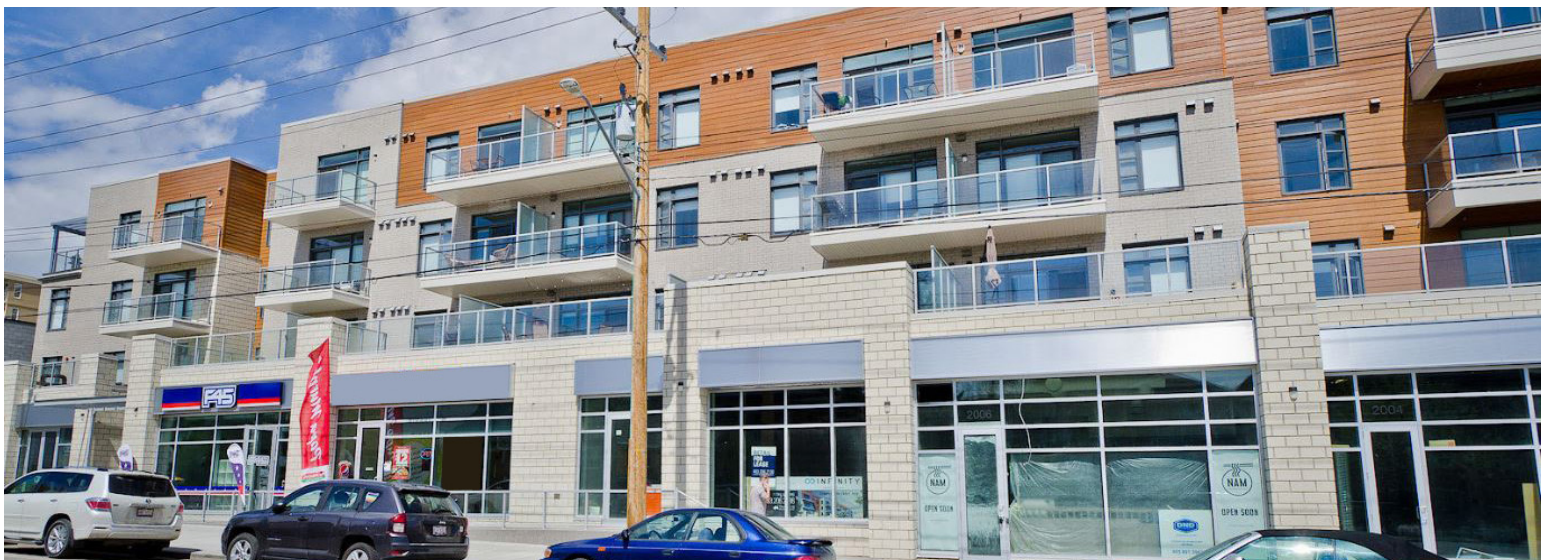
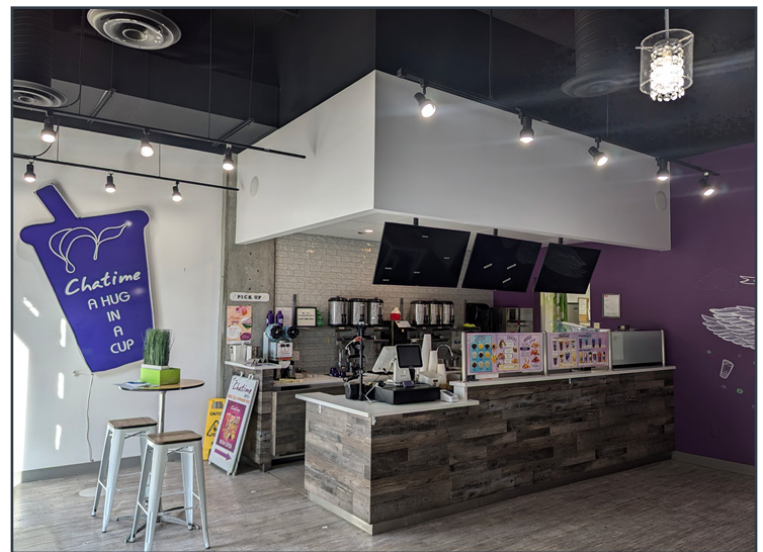
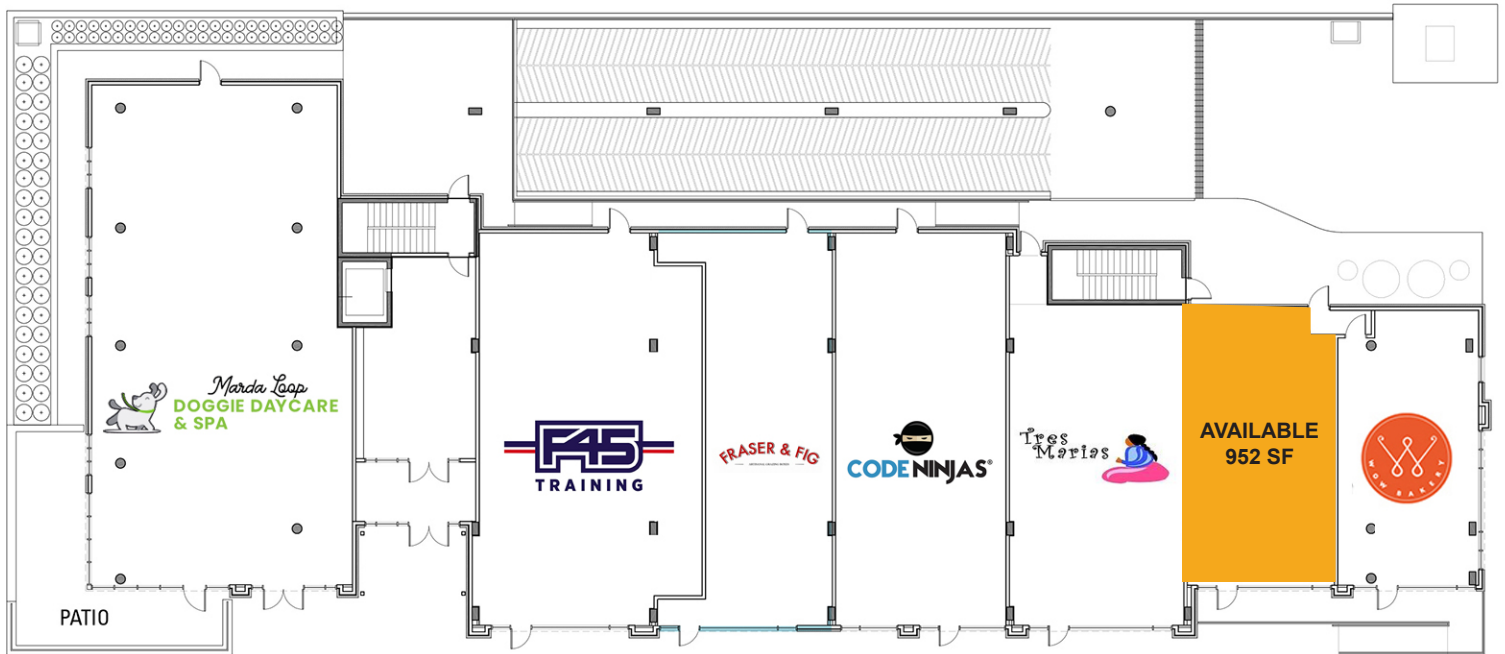
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Real Estate Solutions



# SITE PLAN

2004 34 Avenue SW, Calgary, Alberta





# LOCATION

2004 34 Avenue SW, Calgary, Alberta



## CHOOSE YOUR AVENUE

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