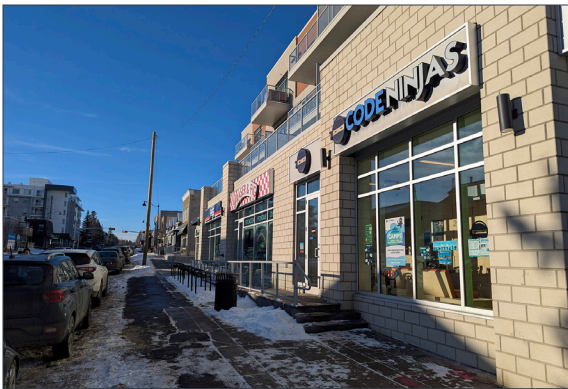


For Lease

POWERHOUSE DEMOGRAPHICS!
Dense, Affluent Surrounding Population

CENTRE ICE LOCATION IN MARDA LOOP

**2008 34 AVENUE SW
CALGARY, ALBERTA**



HIGHLIGHTS

- New retail development in desirable Marda Loop area.
- Large floor to ceiling windows across the front of the space – lots of natural sunlight.
- Excellent frontage on 34th Avenue SW with over 150 businesses and 44,280 residents in the immediate area.
- Full interior build out complete with washrooms and kitchen as well

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.
Square Footage:	1,595 sq. ft.
Parking:	Street
Available:	Immediately

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

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Real Estate Solutions

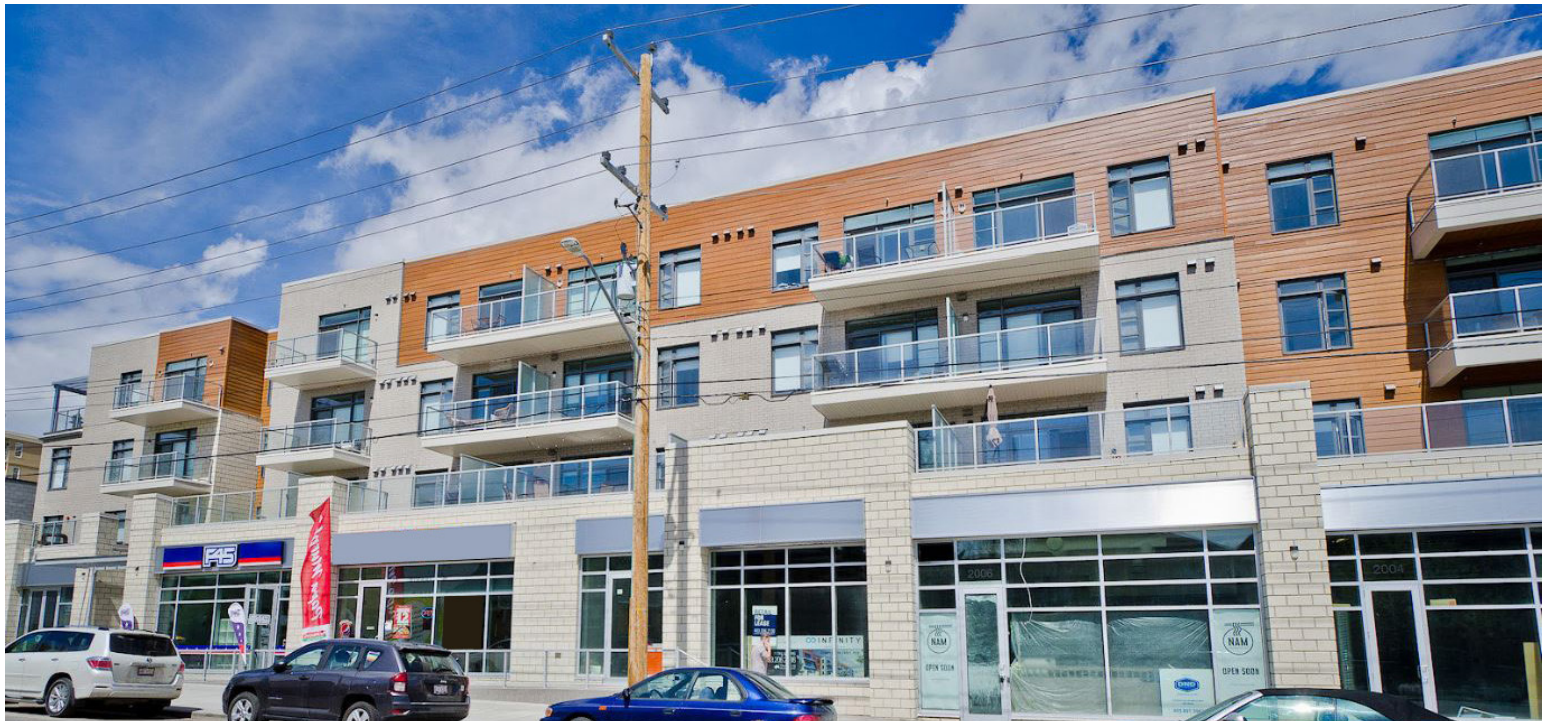
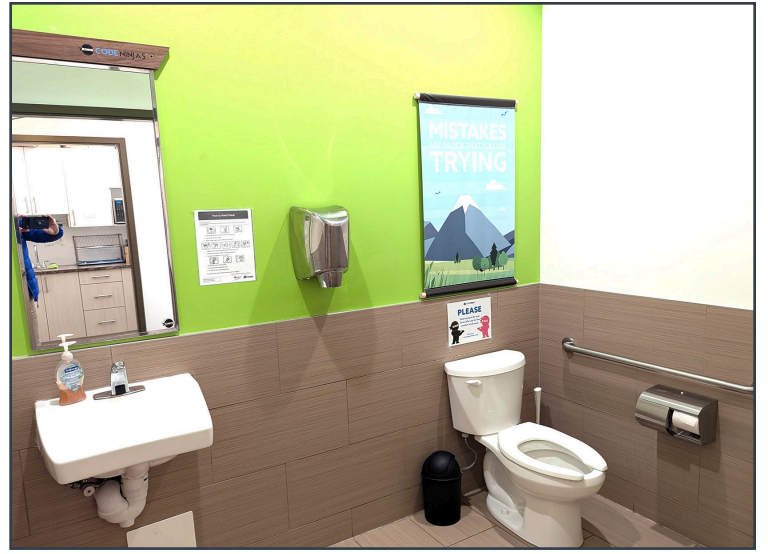
SITE PLAN

2010 34 Avenue SW, Calgary, Alberta



PHOTOS

2010 34 Avenue SW, Calgary, Alberta



LOCATION

2010 34 Avenue SW, Calgary, Alberta



CHOOSE YOUR AVENUE

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403.681.2022

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