

1,520 sf

Corner Unit

C/L

YOUR SIGN HERE

YOUR SIGN HERE

MEDICAL CLINIC
PHARMACY

MIRAGE DENTAL

PRIVATE
PROPERTY
UNAUTHORIZED
VEHICLES WILL BE
TOWED AWAY AT
OWNER'S EXPENSE

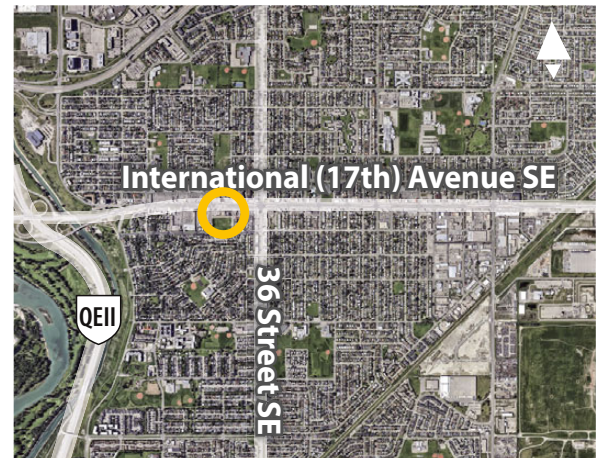
33rd Street
PHARMACY

INTERNATIONAL HEALTH SERVICES

RETAIL SPACE ON 17TH AVE SE FOR LEASE

1804 33 Street SE
Calgary

- » High exposure to International Avenue SE
- » Plenty of customer parking on-site



Andrew Sherbut, VICE PRESIDENT, PARTNER

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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



Area Demographics

(2 km radius)



Population
32,681



Median Age
39.5



Average
Household Income **\$77,416**



Current Consumption / Household



\$10,660
FOOD



\$4,107
HEALTH CARE



\$2,985
RECREATION



\$1,408
PERSONAL CARE



\$2,634
LIQUOR/TOBACCO



\$2,397
CLOTHING



Traffic Count **25,000** VEHICLES DAILY
ON 17 STREET SE

- » Established medical tenant mix.
- » Close proximity to major transit routes.
- » Plug-and-play for medical users

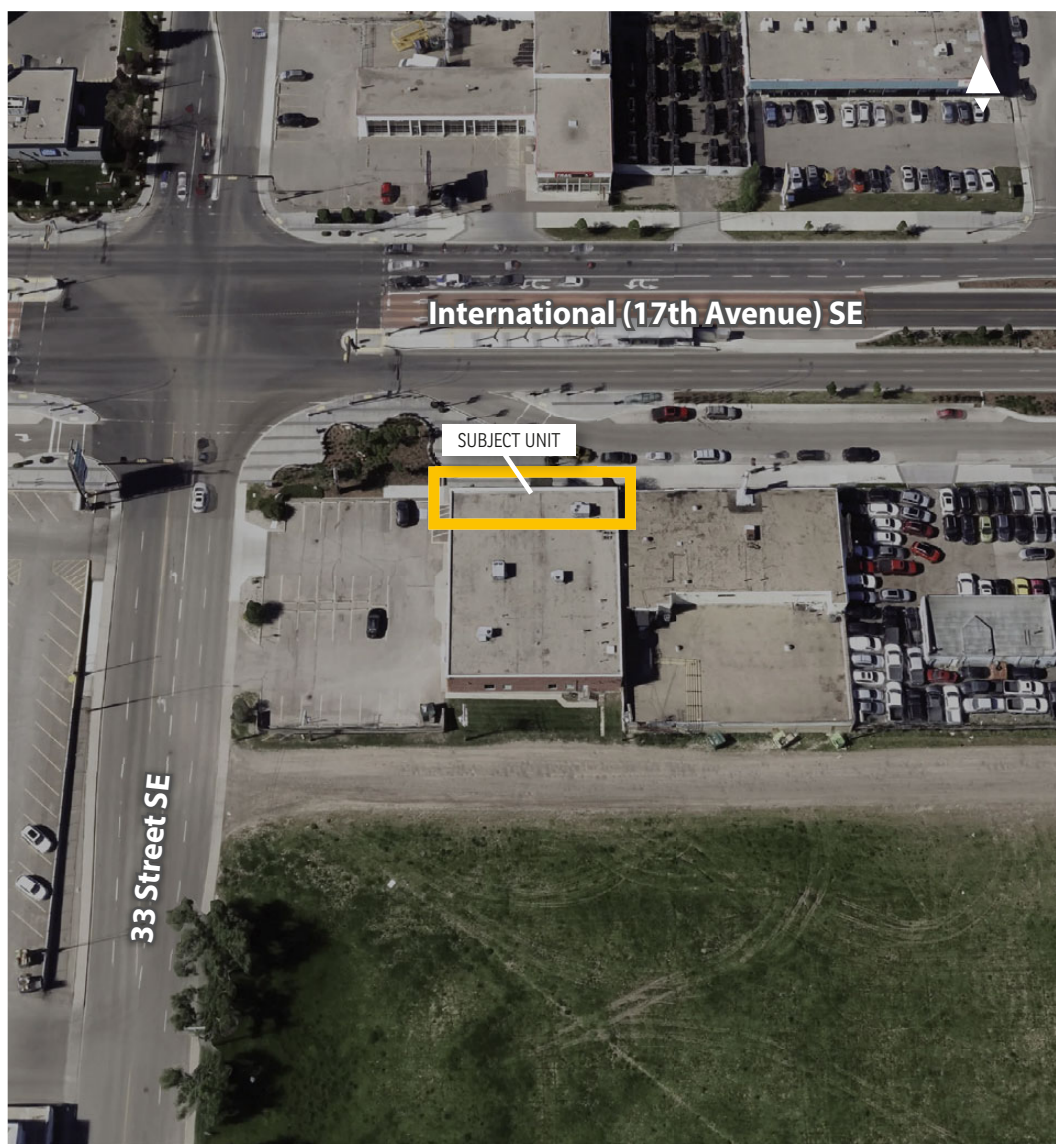
LEASE INFORMATION

MUNICIPAL ADDRESS:
1804 33 Street SE, Calgary

AVAILABLE FOR LEASE:
1,520 sq. ft. – Corner unit. **C/L**
• Turnkey optometry clinic.

OP. COSTS AND TAXES:
\$18.37 per sq. ft. (TBV)

NET RENT:
Market rates







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LOCAL EXPERTISE MATTERS