

DEVELOPMENT LOT IN MARDAL LOOP FOR SALE

2137 33 Avenue SW
Calgary



Conceptual
Development

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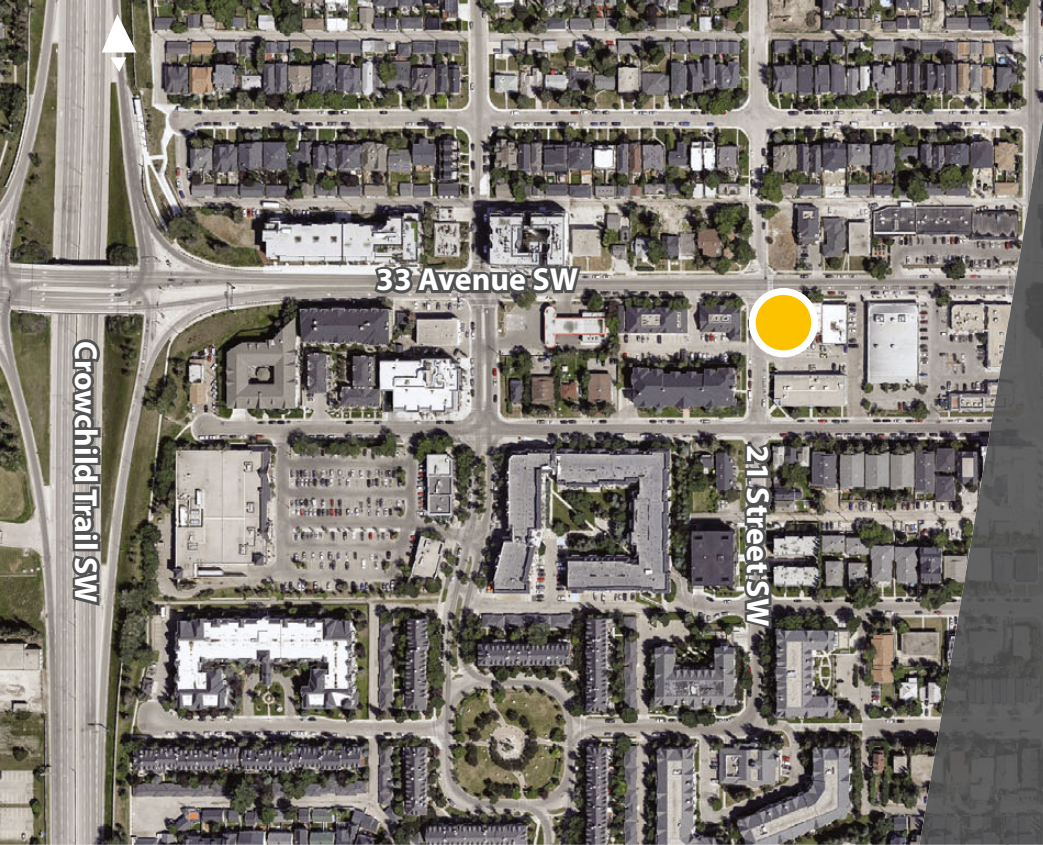
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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



Area Demographics

(2 km radius)



Population
44,328



Median Age
37.3



Average Household Income **\$243,961**



Current Consumption / Person



\$23,116
FOOD



\$7,718
HEALTH CARE



\$8,268
RECREATION



\$3,452
PERSONAL CARE



\$8,644
LIQUOR/TOBACCO



\$5,894
CLOTHING



- » Located in Marda Loop, one of Calgary's highest income areas.
- » Situated on 33rd Avenue SW – Marda Loop's main traffic corridor with daily vehicle traffic exceeding 22,000 VPD.

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 2137 33rd Avenue SW, Calgary

LEGAL DESCRIPTION:

Lot 19 & 20; Block 70; Plan 4479P

LAND USE DESIGNATION:

MU-2F3.0H23 – Mixed Use – Active Frontage

SITE AREA: 5,080 sq. ft.

PROPOSED DEVELOPMENT

TYPE: 2-storey commercial building

GROSS FLOOR AREA:

3,900 sq. ft. – main floor

3,974 sq. ft. – 2nd floor

TOTAL: 7,874 sq. ft.

FINANCIAL INFORMATION

2024 PROPERTY TAXES: TBV

ASKING PRICE: Contact broker

Marda Loop Area Redevelopment

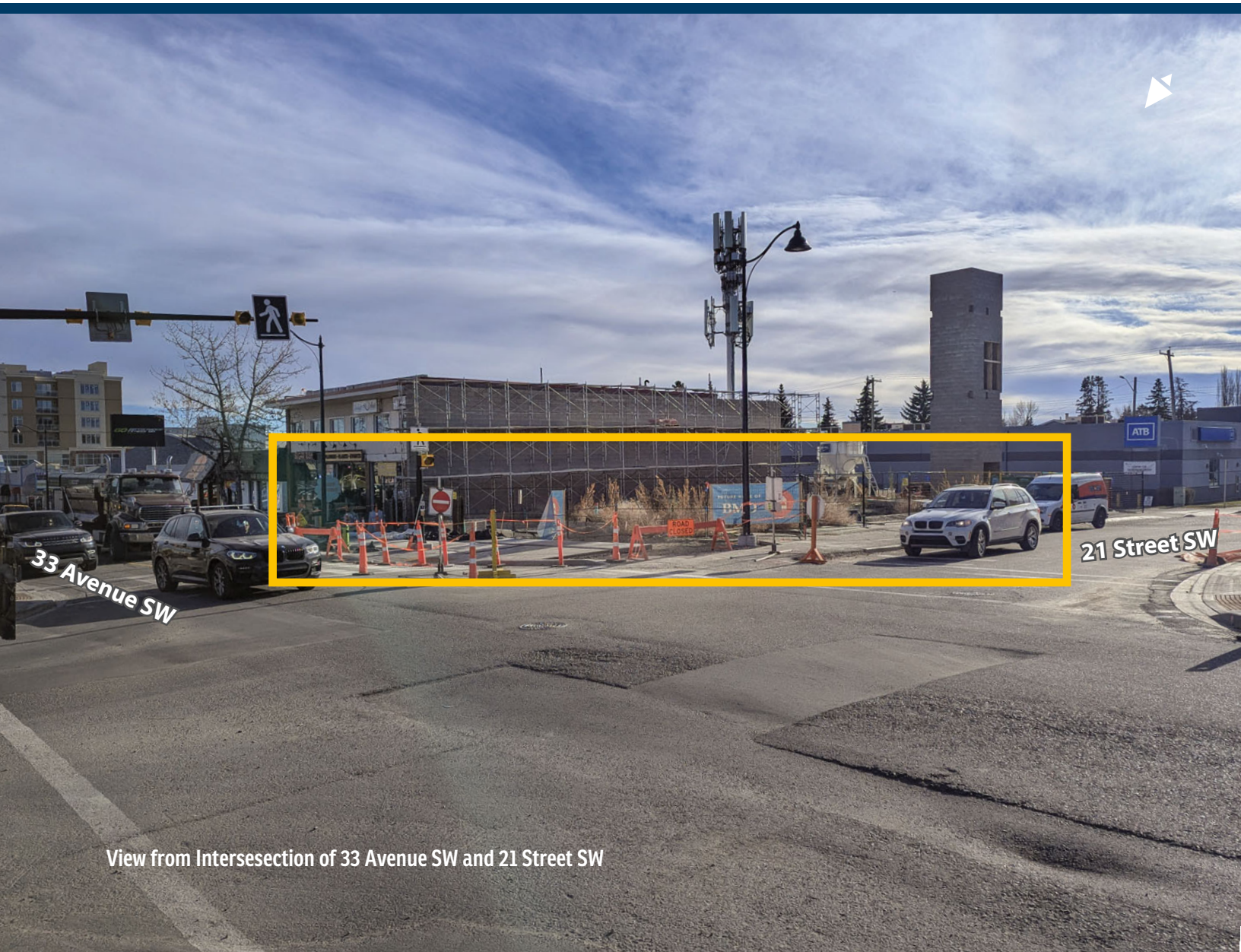
Marda Loop is undergoing major redevelopment to become a vibrant, successful area that will cater to both residents and visitors alike.

Through mixed-use development and modest increases in density, the area will incorporate a desirable mix of residences, shops, and offices that enhance the livability of the area during the day and at night.

The area will feature a pleasant, walkable public realm with wide sidewalks, street trees, attractive lighting and street furniture. Marda Loop will continue to be a desirable place to live, work, and play.



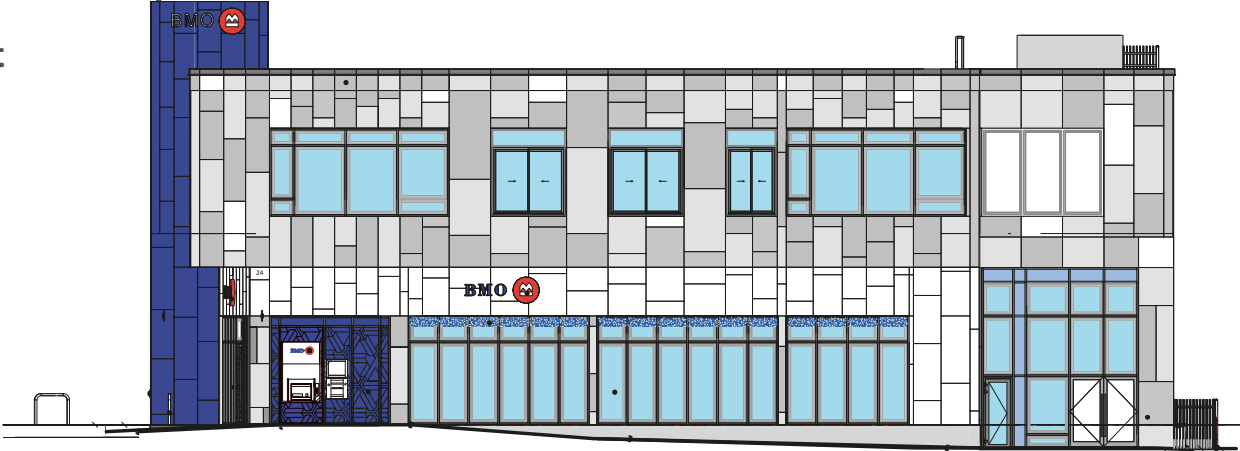
View from 21 Street SW



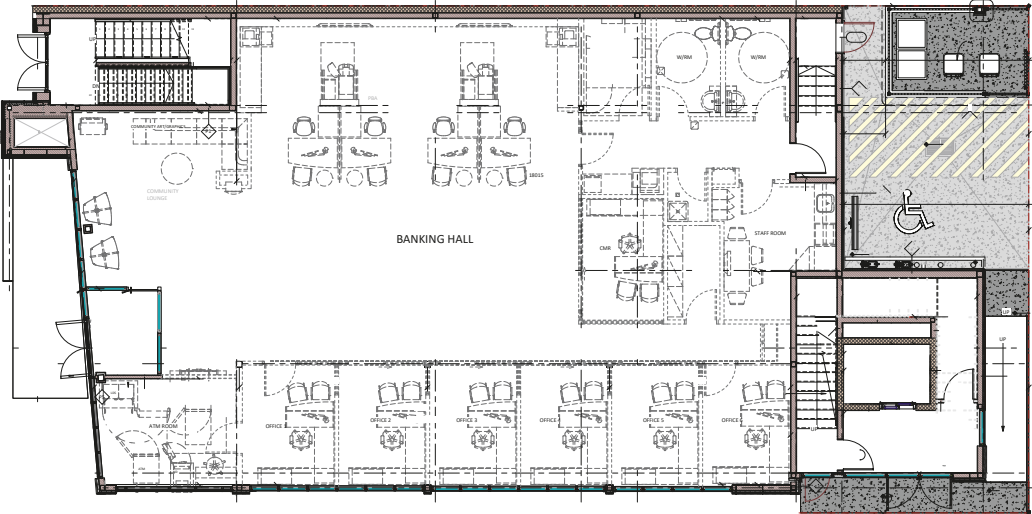
21 Street SW

View from Intersesection of 33 Avenue SW and 21 Street SW

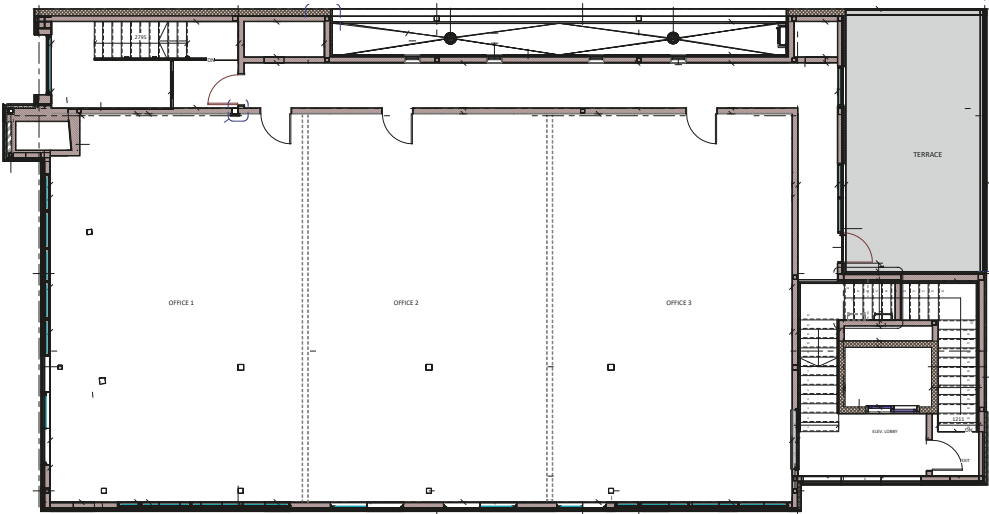
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MAIN FLOOR



2ND FLOOR



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