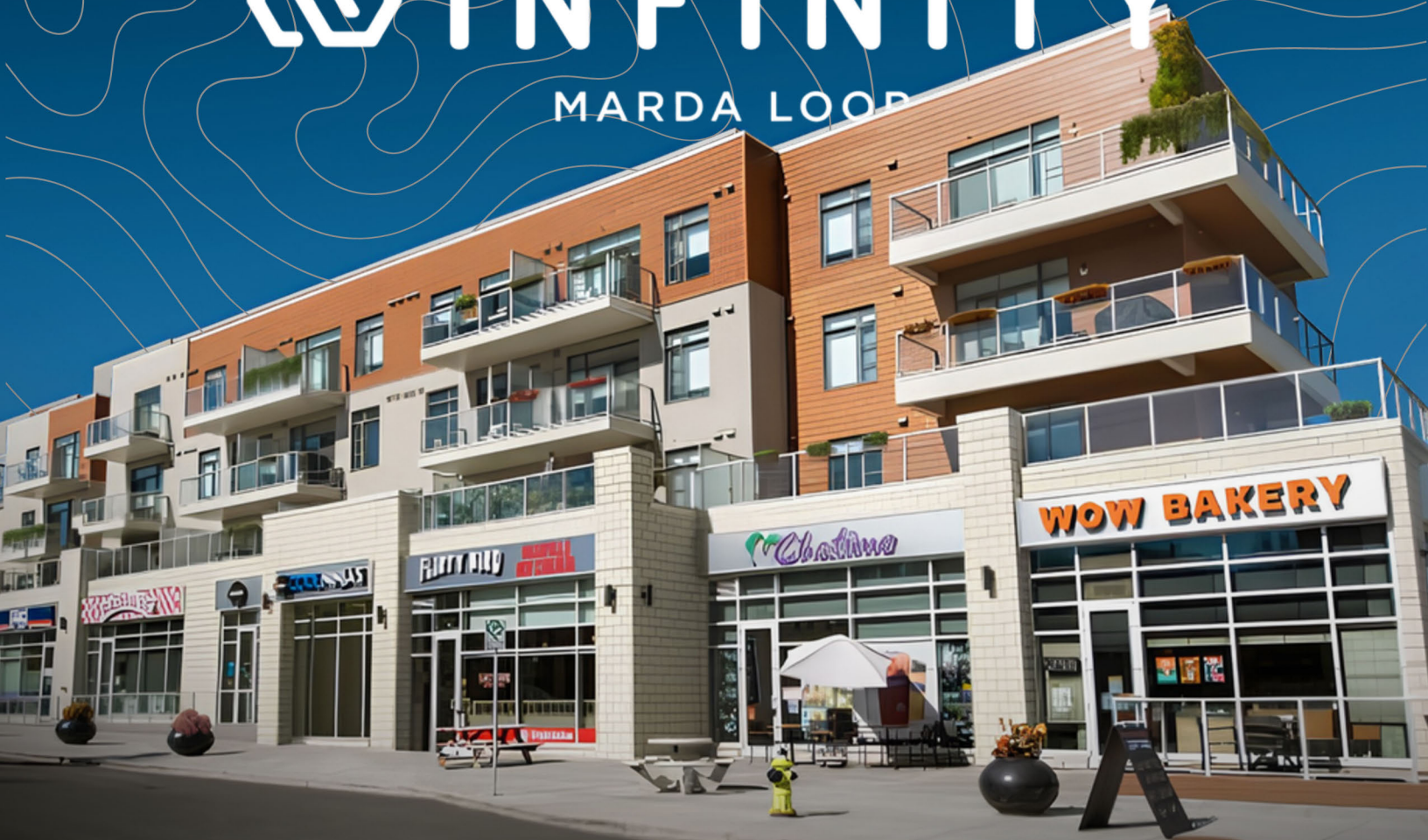


FOR LEASE

INFINITY

MARDA LOOP



CLASS A RETAIL

2016 34 AVENUE SW

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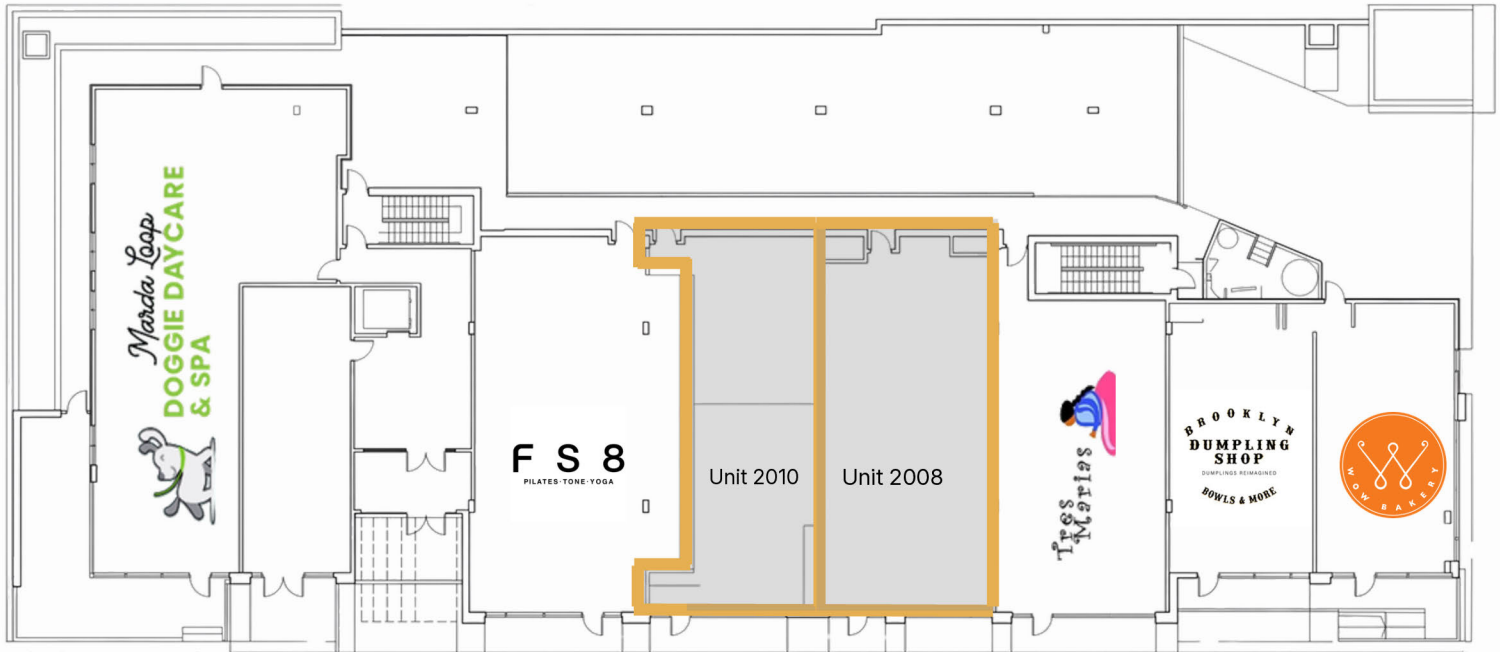
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KPLI
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The Details

2016 34 Avenue SW Calgary, AB



AVAILABILITIES

Unit(s):	2008	1,595 sf
	2010	1,242 sf
	Total	2,837 sf
Term:	Negotiable	
Base Rent:	Market	
Op Costs:	\$25.13 PSF	
Zoning:	MU-1	
Parking:	N/A	

DEMOGRAPHICS

Population	127,000
Median age	35-37 years
Avg. individual income	\$80,000-\$90,000
Urban Core	STRONG

3 KM

WALK SCORE



94

Walker's Paradise

Daily errands do not require a car.



51

Good Transit

Transit is convenient for most trips



92

Very Bikeable

Biking is convenient for most trips.

38

LUXURY APARTMENTS ABOVE

Photos

2016 34 Avenue SW Calgary, AB



Located in the heart of Marda Loop, one of Calgary's strongest inner-city retail districts, with approximately 190 businesses in the immediate area



Surrounded by affluent, established residential communities including Altadore, South Calgary, Garrison Woods, and Bankview



Excellent walkability with strong pedestrian counts, on-street parking, and easy access to Crowchild Trail, 14 Street SW, and Downtown



Well suited to food and beverage, boutique retail, personal and wellness services

CONTACT



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