

# HIGH TRAFFIC LOCATION

1819 33 STREET SE CALGARY, ALBERTA



# DEMOGRAPHIC INFORMATION

Within 2km



Households

5,945



Household Income \$73,165



Median Age 25-54

Traffic Count

34,000 vpd on 17th Ave SE

## HIGHLIGHTS

- High traffic retail location with excellent visibility from International Avenue (17th Avenue SE), which has approximately 34,000 vehicles per day
- Large community population between the ages of 25-54
- Recent improvements to 17th Ave. include wider sidewalks, new rapid bus transit line (BRT) and improved biking facilities
- Shadow anchored by Rexall Drugstore, Medicentres and ADC Xray and Ultrasound

### PROPERTY DESCRIPTION

Rent:	Market
Op Costs & Taxes:	\$10.59 psf (est. 2019)
Size:	1,200 sq. ft.
Availability:	Immediate
Term:	3 or 5 years
Parking:	Ample, shared

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



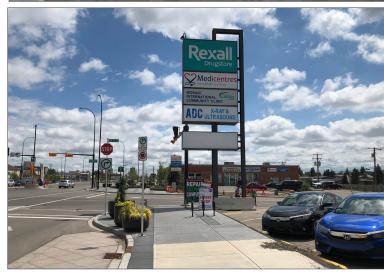














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