



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

DEMOGRAPHIC INFORMATION

Within 2km



Households
5,945



Median Age
25-54



Household Income
\$73,165



Traffic Count
34,000 vpd on
17th Ave SE

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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PHOTOS

1819 33 Street SE, Calgary, Alberta



LOCATION

1819 33 Street SE, Calgary, Alberta



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Sunil Mall

Associate

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