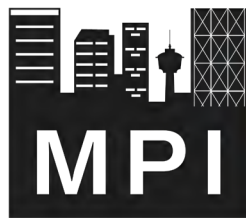


1519 34 Avenue SW  
CALGARY, AB T2T 2B1  
LOWER LEVEL SPACE  
2,538 Sq. Ft.

# PRIME RETAIL SPACE FOR LEASE



LOCATED IN THE COMMUNITY OF **MARDA LOOP**



**MANCHESTER**  
PROPERTIES INC.

Jim Edwardson

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# PROPERTY SUMMARY



**Quick access to Down Town via 14th Street SW and Marda Loop via 34th Avenue SW.**

|                         |  |
|-------------------------|--|
| <b>SPACE AVAILABLE:</b> | <b>2,538 Sq. Ft.</b>                                       |
| <b>PARKING:</b>         | <b>UNRESERVED</b>  |
| <b>ZONING:</b>          | <b>C-N2</b>  |
| <b>RENT:</b>            | <b>MARKET</b>  |
| <b>OPERATING COSTS:</b> | <b>\$12.50 per Sq. Ft. (TBV)</b>                           |
| <b>AVAILABLE:</b>       | <b>60 DAYS</b>   |
| <b>SIGNAGE:</b>         | <b>Signage above the door and Pylon signage available.</b> |

# PROPERTY PHOTOS



# PROPERTY PHOTOS

