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



Jim Edwardson

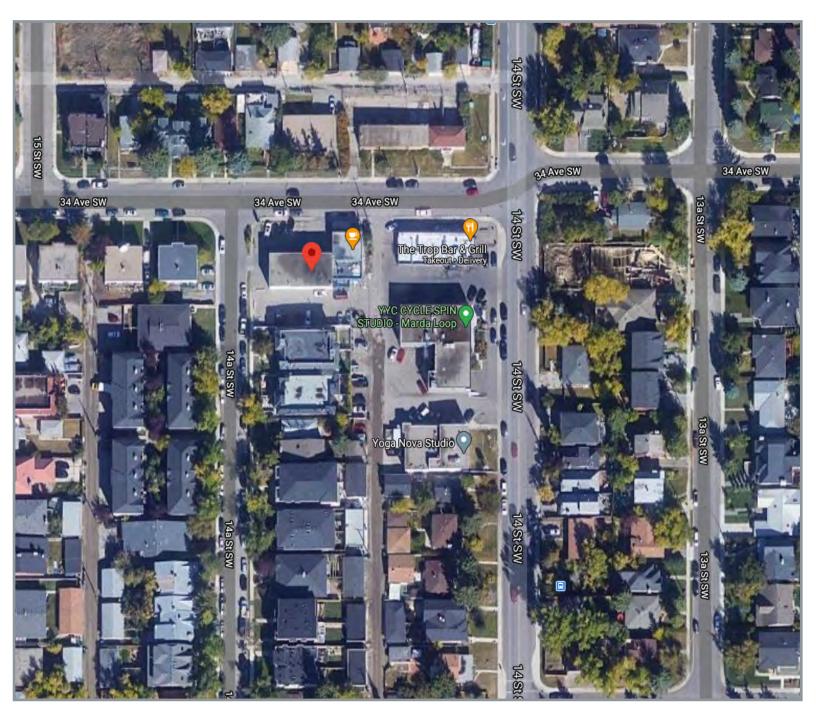
President | Broker 403-540-0238 jim@manchesterproperties.ca Bennett Edwardson

Associate 403-973-0238 bennett@manchesterproperties.ca

242 62 Avenue SE Calgary AB T2H 2E6 www.manchesterproperties.ca

## PROPERTY SUMMARY





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

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

# **PROPERTY PHOTOS**







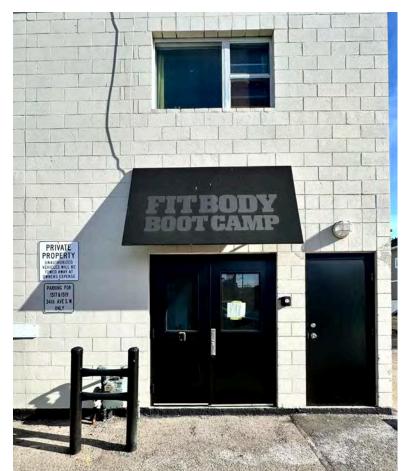






## **PROPERTY PHOTOS**











## FOR MORE INFORMATION PLEASE CONTACT:



Manchester Properties Inc. President & Broker Cell: 403-540-0238 jim@manchesterproperties.ca

MARDA LOOP

Physiotherapy

### **BENNETT EDWARDSON**

Manchester Properties Inc. Associate Cell: 403-973-0238 bennett@manchesterproperties.ca



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