

# MISSION COMMERCIAL CENTRE



333 24 AVE SW  
CALGARY, AB



# MOVE IN READY IN MISSION

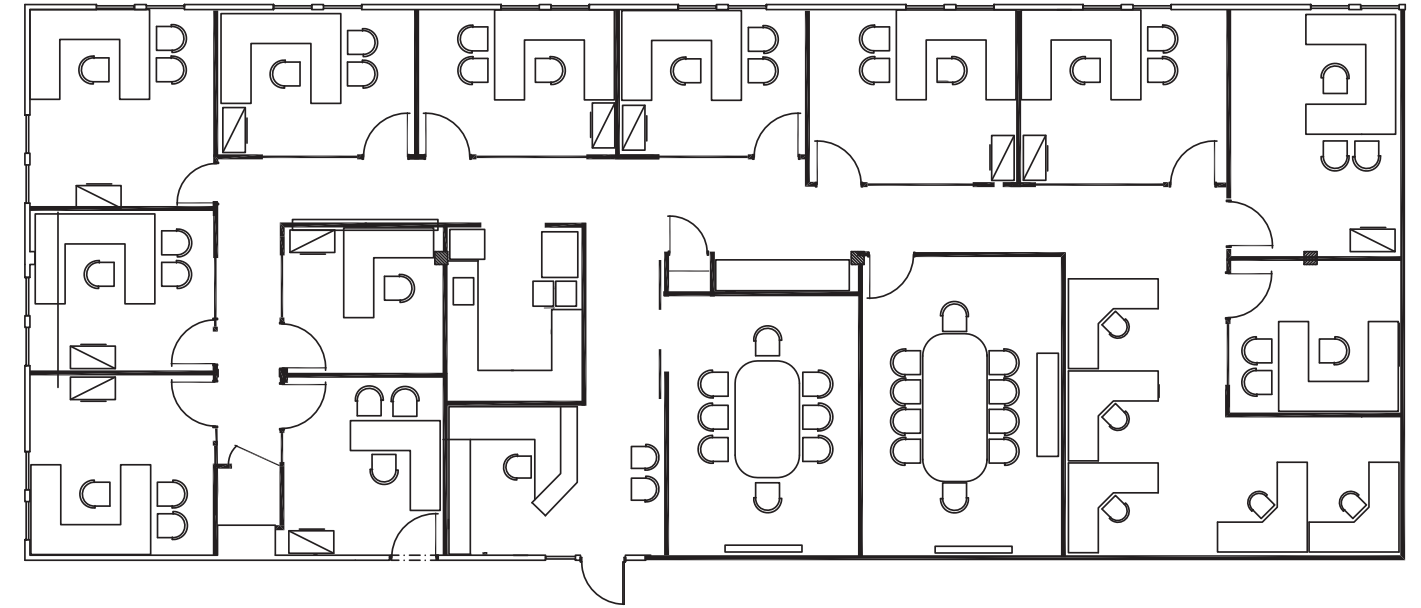
**333 24 Avenue SW** is situated in the heart of Calgary's vibrant Mission neighbourhood. Located on a prominent street corner, this property enjoys high visibility and foot traffic from 24<sup>th</sup> Avenue SW and 4<sup>th</sup> Street SW. Convenient parking options including spaces in the building's underground and above ground lots, as well as street parking and nearby lots, ensuring easy accessibility for both employees and clients. Join a dynamic community of businesses in Mission, known for its diverse mix of retail shops, restaurants, cafes, and professional services, all within walking distance.

## PROPERTY FEATURES

<b>Space Available</b>	Suite 270: 4,071 sf (demisable to 2,500 sf)	<b>Furniture</b>	Mostly furnished
<b>Availability</b>	Immediately	<b>Parking</b>	7 underground stalls \$300/month/stall
<b>Lease Rates</b>	\$25.00 psf	<b>Year Built</b>	2003
<b>Operating Costs</b>	\$19.15 psf (est. 2024)	<b>Building Size</b>	53,307 sf

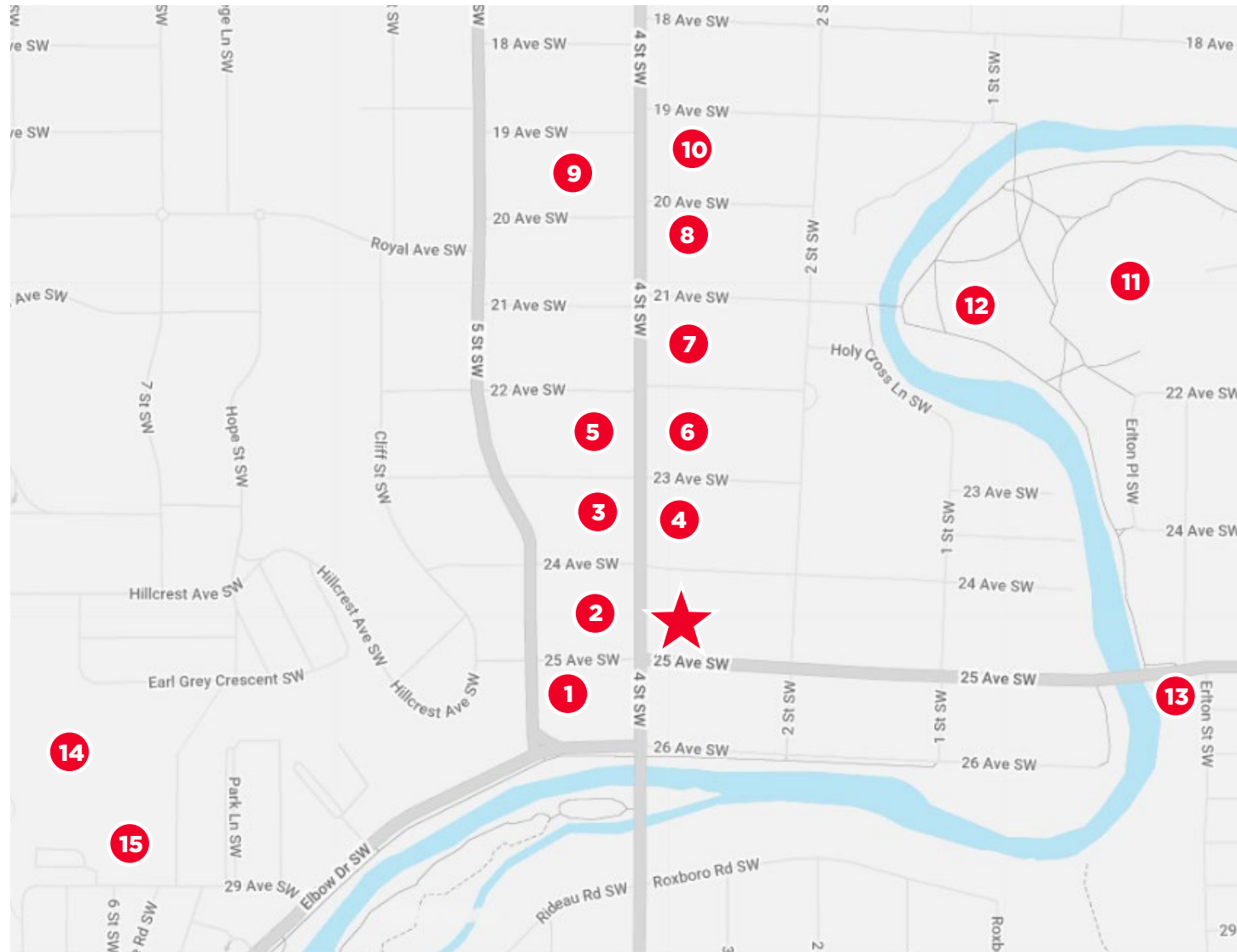
## FLOOR PLAN

Suite 270: 4,071 sf  
(demisable to 2,500 sf)





# AREA AMENITIES



- |  |                                 |
|--|---------------------------------|
| 1. Safeway   | 8. Blaze Pizza, Shokunin        |
| 2. Earls Kitchen + Bar, La Boulangerie Bakery                | 9. Scotiabank, TD Canada Trust  |
| 3. Joyce on 4th, Subway                                      | 10. RBC, Petro-Canada           |
| 4. VIN Room, BMO, Mucho Burrito, Lululemon                   | 11. MNP Community Sports Centre |
| 5. Starbucks, RBC, OEB Breakfast Co, Phil & Sebastian Coffee | 12. Lindsay Park                |
| 6. Mercato, Carino Japanese Italian Kitchen, Aida's Bistro   | 13. Earlton Park                |
| 7. Añejo, Blowers & Grafton                                  | 14. Earl Grey Park              |
|  | 15. The Glencoe Club            |





## ABOUT THE AREA

Nestled along the banks of the picturesque Elbow River, Mission stands as one of Calgary's most vibrant and eclectic neighbourhoods. Situated just south of downtown, this historic district blends a rich tapestry of old-world charm with a contemporary urban vibe, creating a dynamic community renowned for its culture, cuisine, and character.

Steeped in history, Mission boasts a diverse architectural landscape, with tree-lined streets adorned by a mix of heritage homes, modern condominiums, and trendy boutiques. The area's historic buildings, dating back to the early 20th century, add a sense of nostalgia and authenticity to its streetscape, providing a glimpse into Calgary's past.



## ABOUT THE AREA

Foodies flock to Mission for its diverse culinary scene, offering an array of dining options to suit every palate. From cozy cafes serving up artisanal coffee to upscale restaurants dishing out innovative cuisine, the neighbourhood is a gastronomic paradise waiting to be explored.

Beyond its cultural and culinary offerings, Mission also boasts ample green spaces and outdoor recreational opportunities. Residents and visitors alike can stroll along the scenic pathways of Lindsay Park, enjoy a leisurely picnic in the sun-dappled Earl Grey Park, or embark on an adventurous paddle along the Elbow River.





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