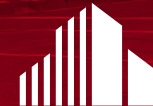


GATEWAY 33

FOR LEASE

2232 33 AVENUE SW
CALGARY, AB



CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

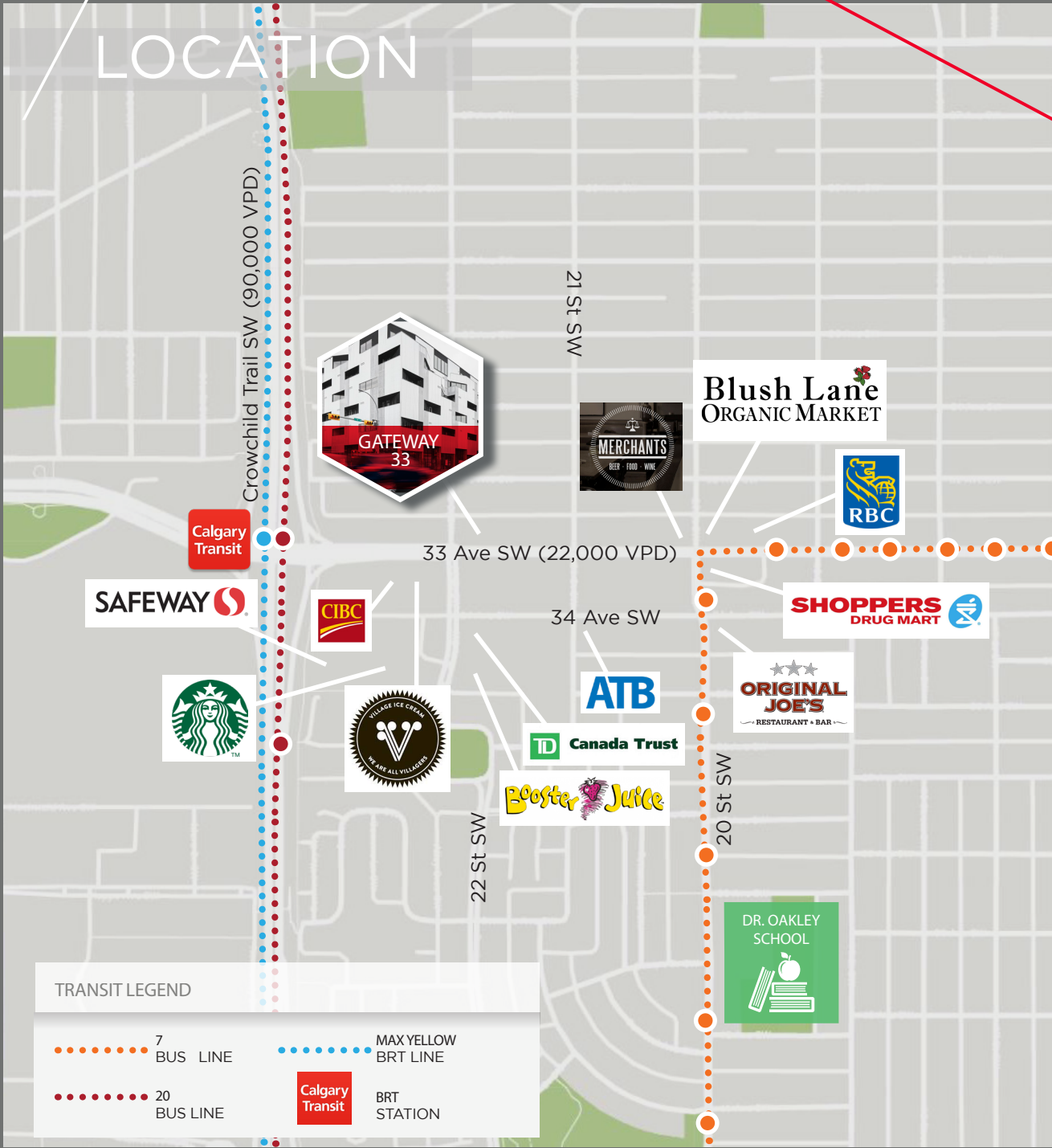
Address	2232 33 Avenue SW, Calgary, AB	
Available Units	UNIT 1	2,771 SF
	UNIT 2	1,883 SF LEASED
	UNIT C5	1,115 SF
Lease Rates	Market	
Operating Costs	\$24.00 PSF (est. 2024)	
Parking	Underground commercial stalls Ample street parking	
Zoning	MU-2	
Occupancy	Immediately	

Gateway 33 is a new 6 storey development in the heart of Marda Loop - one of Calgary's most prominent trade areas.

Adding to the unique landscape of Marda Loop, Gateway 33 boasts a beautiful open space and businesses accessible from 33rd Ave creating a new dimension to the street and sidewalk.

Gateway 33 is surrounded by Altadore, one of Calgary's most desirable residential communities.

LOCATION



TRANSIT LEGEND

- 7 BUS LINE
- 20 BUS LINE
- MAX YELLOW BRT LINE
- BRT STATION

- POPULATION 205,004
- AVERAGE HOUSEHOLD INCOME \$138,299.9
- MEDIAN AGE 39.6

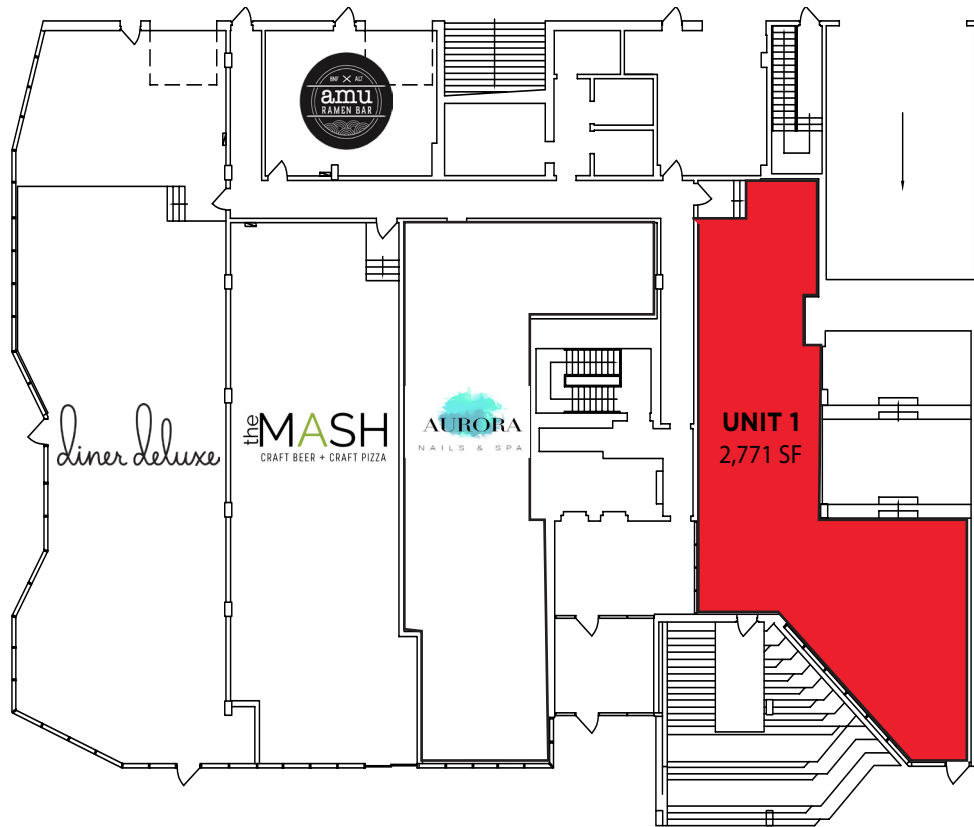
*within 5km radius

FLOOR PLANS

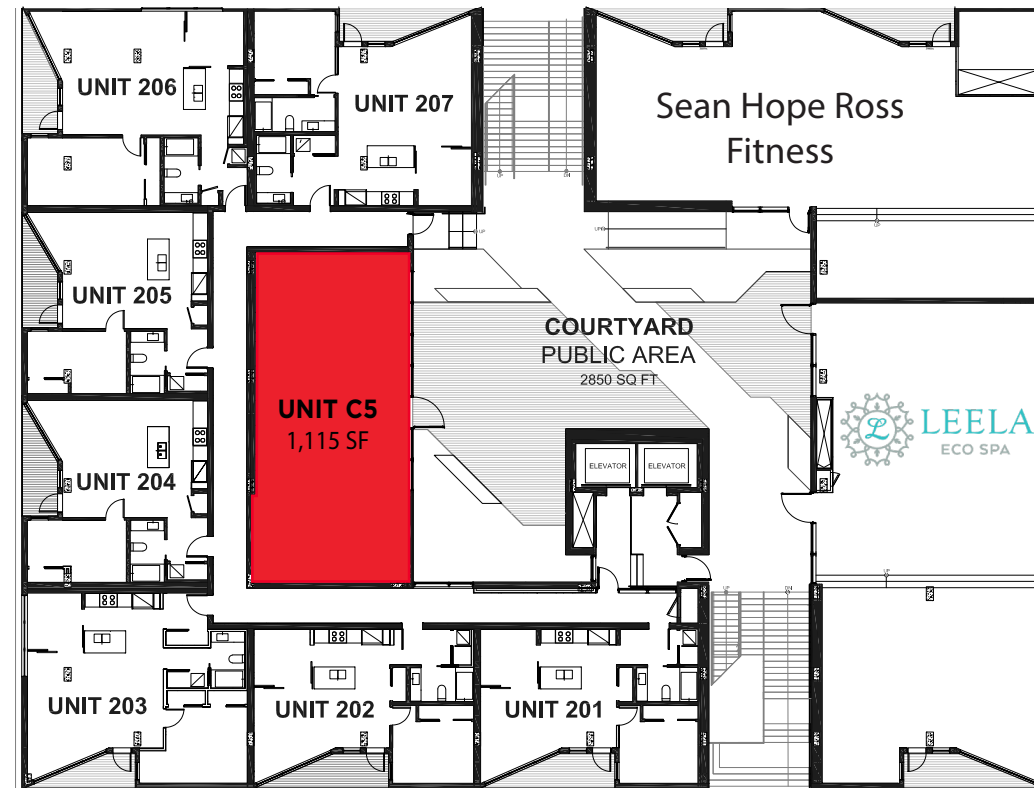
UNIT 1: 2,771 SF

UNIT 2: 1,883 SF **LEASED**

UNIT C5: 1,115 SF



GROUND FLOOR



COURTYARD

JONATHAN GHERON
Associate Vice President
Retail Sales & Leasing
1 403 261 1156
jonathan.gheron@cushwake.com

Cushman & Wakefield ULC
250 6 Avenue, Suite 2400
Calgary, T2P 3H7
+1 403 261 1111
cushmanwakefield.com



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