

**2136 33 Avenue SW**  
**Calgary, Alberta**

**MLS # A2264895**



**\$2,999,000**

**Division:** Richmond

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,899 sq.ft.

**Zoning:** MU-2 f3.0h16

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.14 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Secure a prime, free-standing building in the heart of Marda Loop. This fully-leased, multi-tenant property offers a stable, passive investment. Benefit from exceptional visibility on 33rd Ave SW, high foot traffic, and a walkable lifestyle hub. A rare chance to anchor yourself in one of Calgary's most vibrant communities.