

For Lease

POWERHOUSE DEMOGRAPHICS!
Dense, Affluent Surrounding Population

INFINITY IN MARDA LOOP

**2012 34 AVENUE SW
CALGARY, ALBERTA**

HIGHLIGHTS

- New retail development in desirable Marda Loop area.
- Excellent frontage on 34th Avenue SW with over 150 businesses and 44,280 residents in the immediate area.
- This location is the top producing F45 location in Canada (tbv).
- Complete with washrooms / change area.
- Ready for any fitness based use as is. Location has been a high traffic fitness facility for several years.

PROPERTY DESCRIPTION

Net Lease Rate:	Market
Op Costs & Taxes:	\$22.08 psf est.
Square Footage:	1,952 sq. ft.
Parking:	Street
Available:	January 2026

DEMOGRAPHICS



Zoning
C-COR 1



Year Built
2018



**Primary Trade
Area Population**
44,280



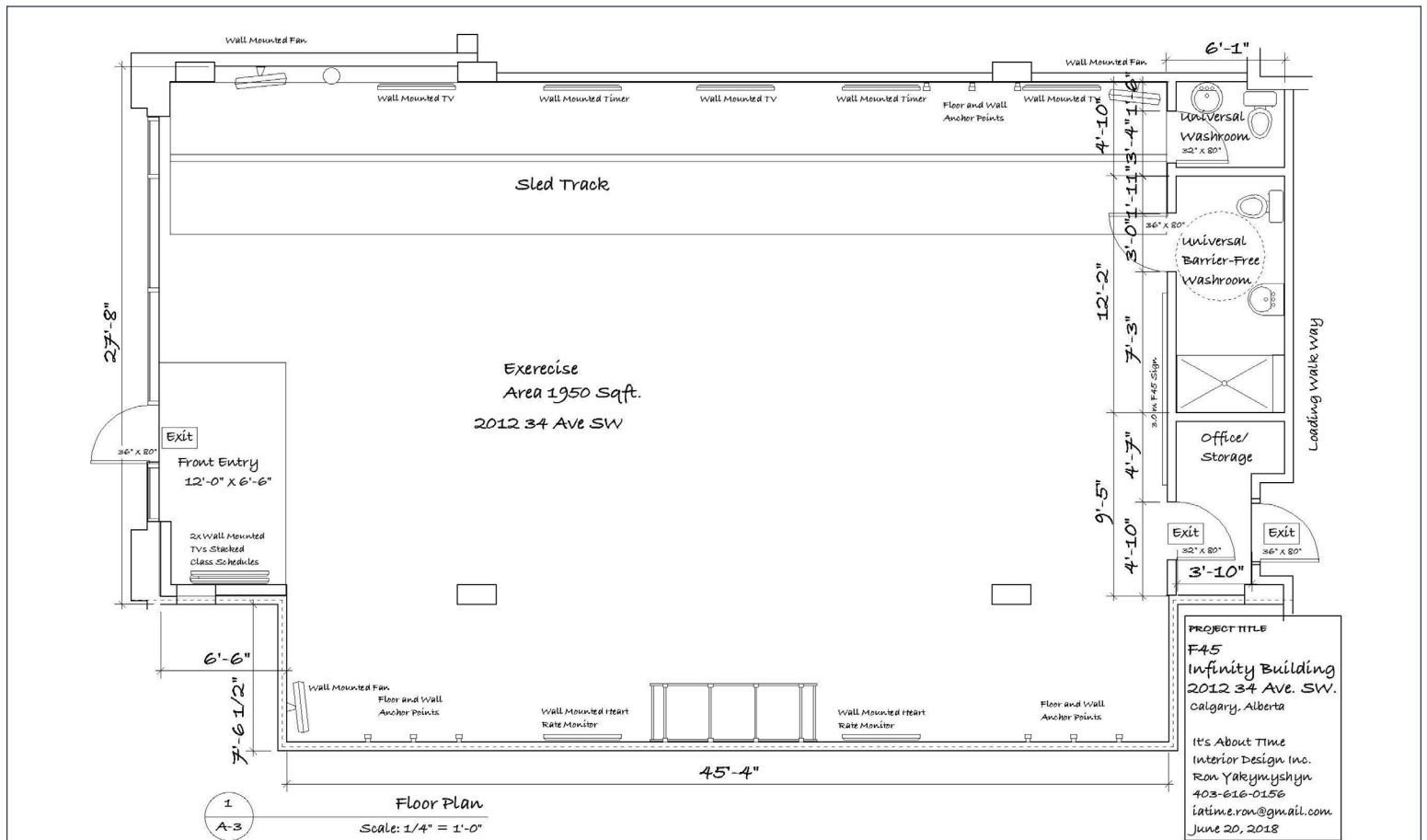
**Household
Income**
\$137,333

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | **Commercial**
Real Estate Solutions

SITE PLAN

2012 34 Avenue SW, Calgary, Alberta



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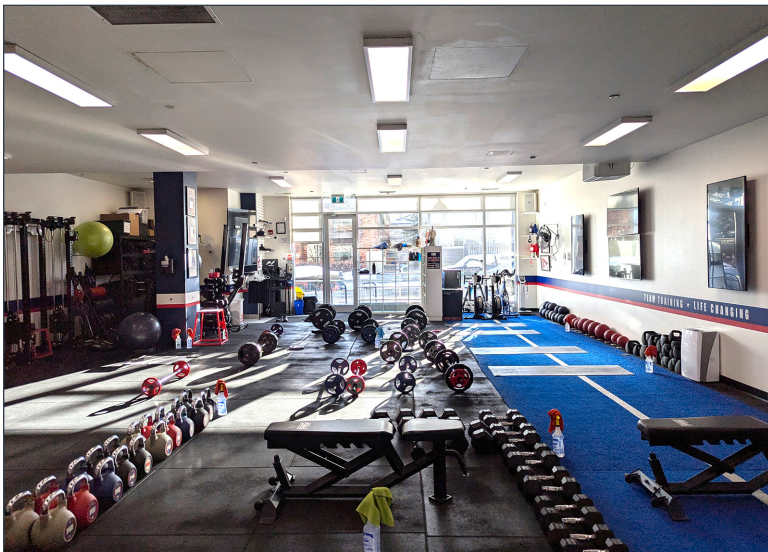
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PHOTOS

2012 34 Avenue SW, Calgary, Alberta



LOCATION

2010 34 Avenue SW, Calgary, Alberta



CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments / Security

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