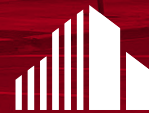


# GATEWAY 33

**FOR LEASE**

**2232 33 AVENUE SW  
CALGARY, AB**



**CUSHMAN &  
WAKEFIELD**



# PROPERTY HIGHLIGHTS

**Address** 2232 33 Avenue SW, Calgary, AB

**Available Units** UNIT 3 2,070 SF (C/L)  
UNIT C5 1,115 SF (C/L)

**Lease Rates** Market

**Operating Costs** \$24.00 PSF (est. 2024)

**Parking** Underground commercial stalls  
Ample street parking

**Zoning** MU-2

**Occupancy** Immediately

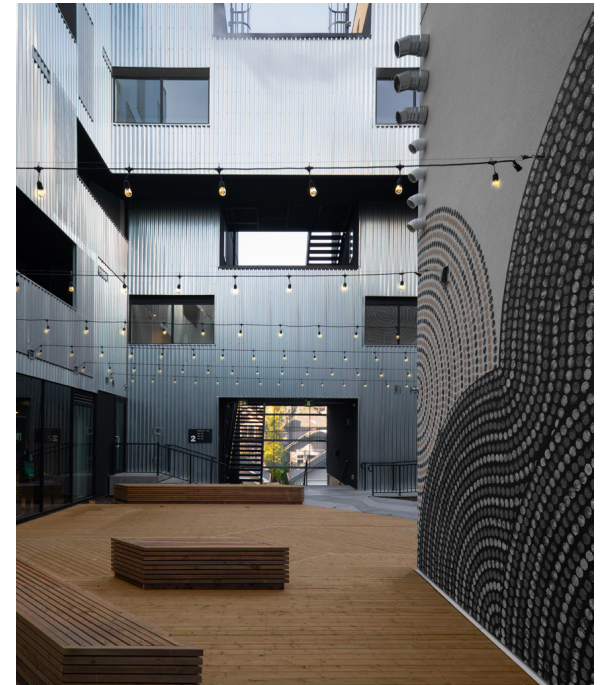
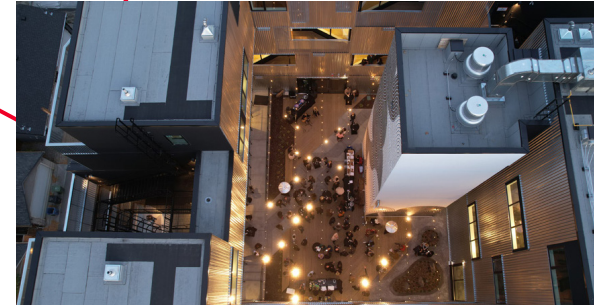
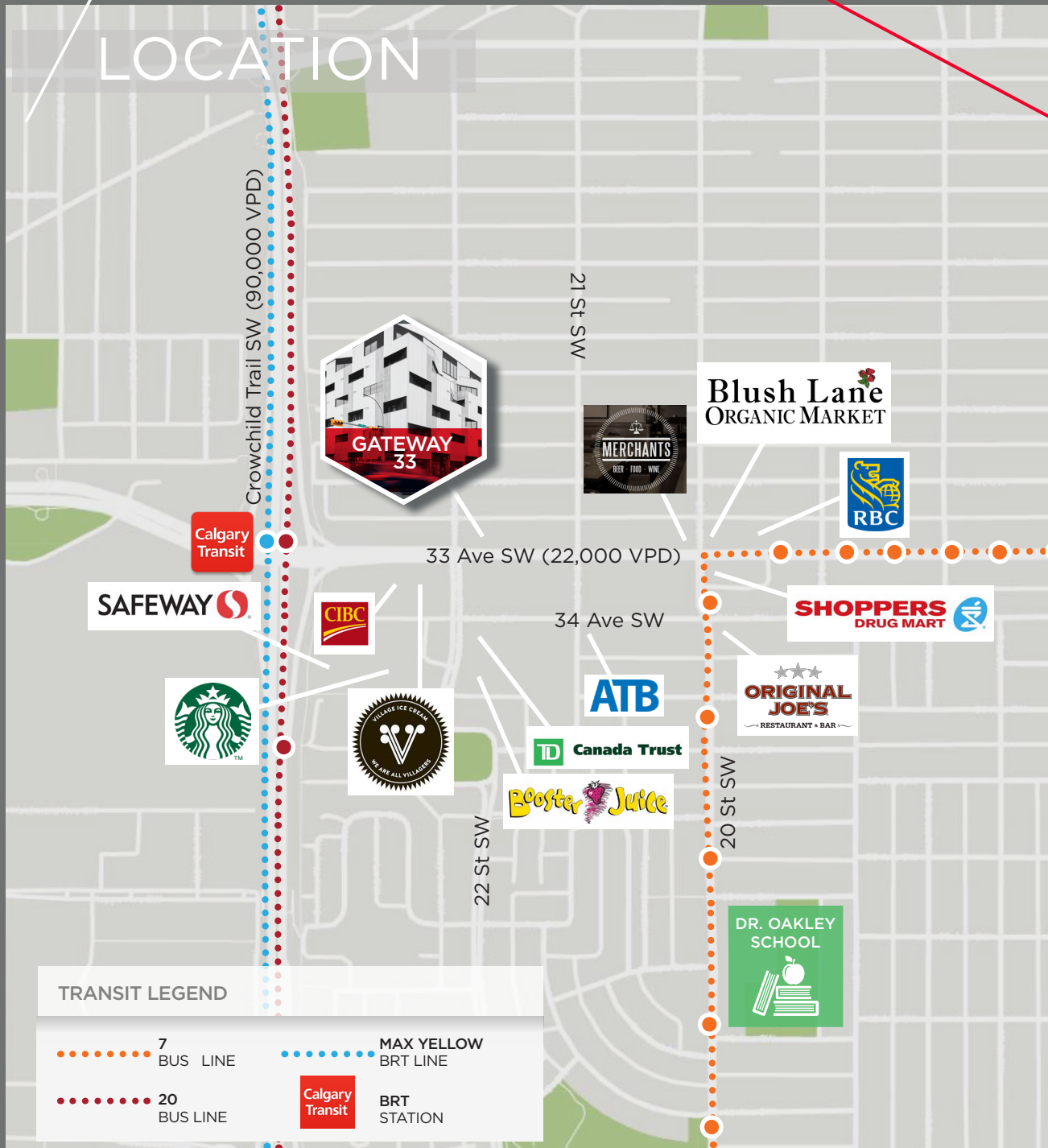
Gateway 33 is a new 6 storey development in the heart of Marda Loop - one of Calgary's most prominent trade areas.

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



POPULATION  
205,004



AVERAGE HOUSEHOLD  
INCOME  
\$138,299.9



MEDIAN AGE  
39.6

*\*within 5km radius*



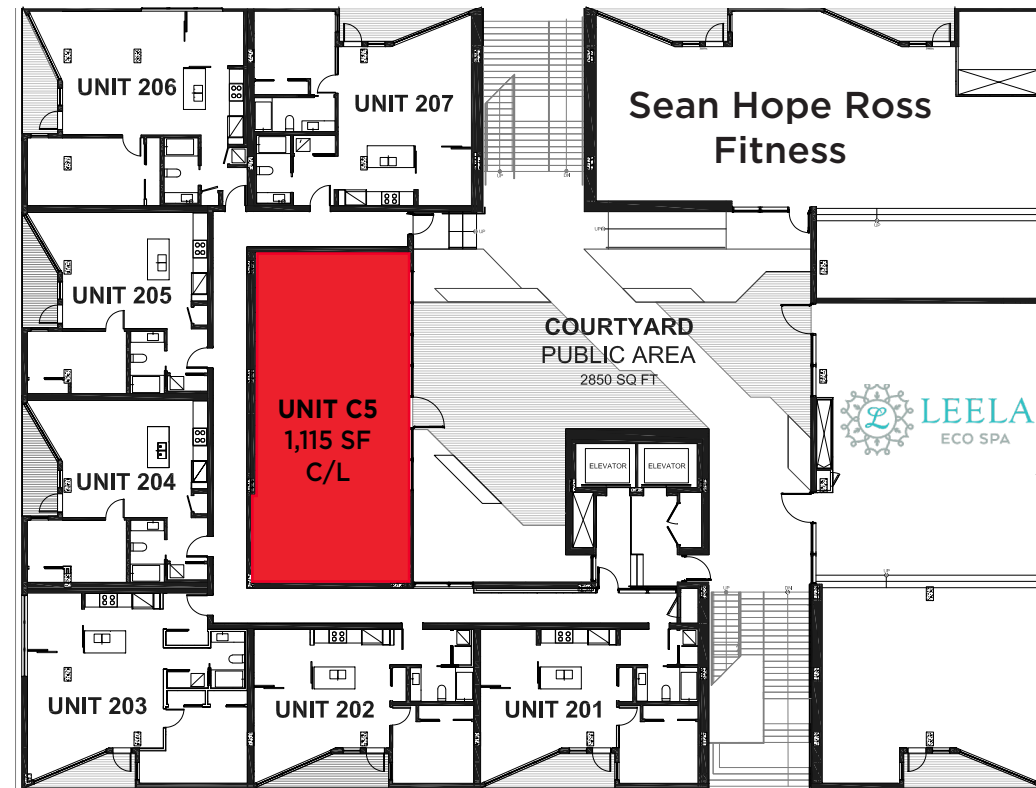
# FLOOR PLANS

UNIT 3: 2,070 SF (CONDITIONALLY LEASED)

UNIT C5: 1,115 SF (CONDITIONALLY LEASED)



GROUND FLOOR



COURTYARD



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