

**FOR LEASE**



Farm by

**RKAYS DEVELOPMENT**

**2138 33 Ave SW** Calgary, Alberta

***Today We Re-imagine The City, But First...Food!***

**Now Leasing Restaurant, Retail, and Boutique Office Spaces**

**For more information, please contact:**

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Khalid Khan ☎ 403 615 5426



**RKAYS**

[www.rkays.com](http://www.rkays.com) | [info@rkays.com](mailto:info@rkays.com)



2138 33 Ave SW

# Property Highlights



SOUTH FACADE



VIEW FROM SOUTH-WEST



WEST FACADE



VIEW FROM NORTH-WEST



Floors Well Improved.  
Developed



Stand-Alone  
Boutique Retail, Restaurant and Boutique Offices



High-Exposure Marda Loop Location Along  
33 Ave 21st SW



Multiple Amenities in Immediate Area  
Marda loop Entertainment District



Opportunity for  
Building Signage

2138 33 Ave SW

# Property Details

Municipal Address	2138 33 AVE SW CALGARY AB
Construction Year	2024
Land Use	C-CORE 1
Legal Description	PLAN 4479 P BLOCK 57 LOTS 19 & 20
Sale Price	Please Contact Broker
Property Tax	Please Contact Broker
Lot Size	0.20 Acres
Lot Details	Frontage on 33rd Avenue SW: 50 ft Frontage on 21st Street SW: 125 ft
Building Size	Approx. 12,000 SF
Building Type	2 Storey and Mezzanine
Floor Sizes (Gross Area)	Retail / Restaurant 600sf ~ 5000sf Boutique Offices 800sf ~ 5000sf
Operating Costs	Approx. \$15
Parking	Street Parking

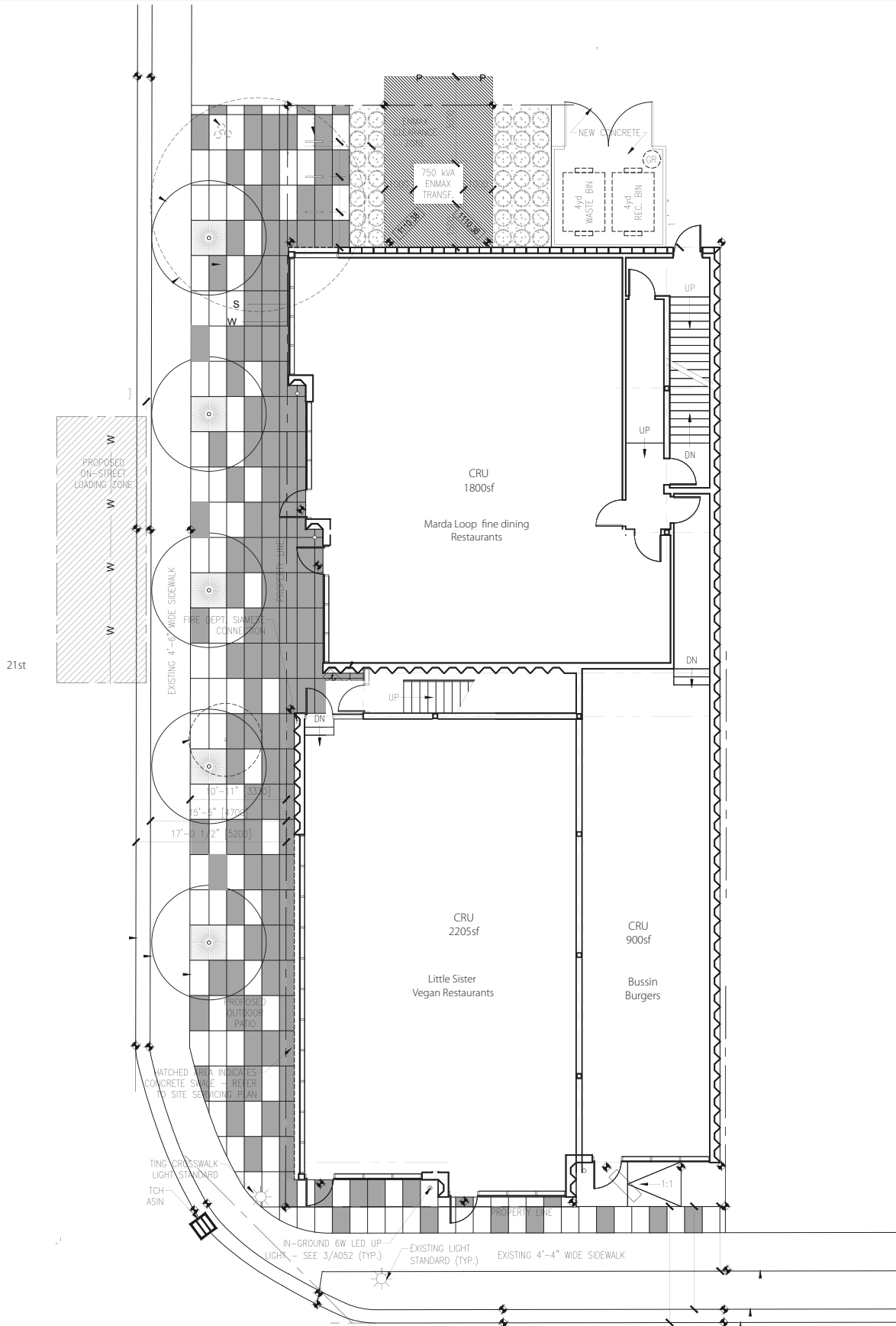


## Farm Connects Calgary's Agricultural Past With Calgary's Culinary Future

Now Leasing Boutique Office And  
Retail Or Restaurant Space,

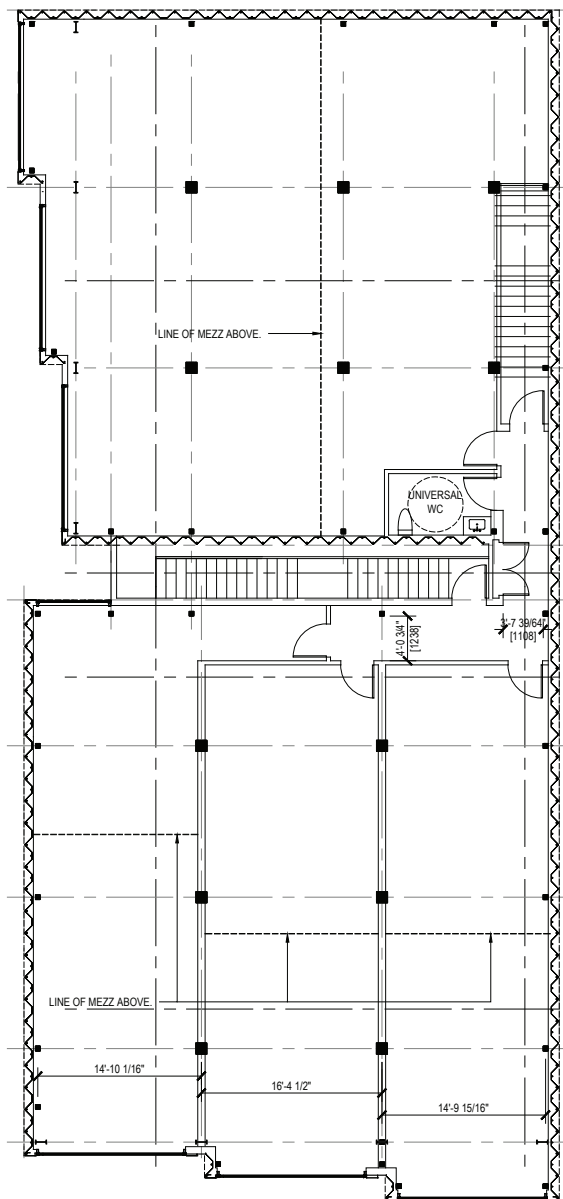
Contact 403-615-5426

# Site Plan

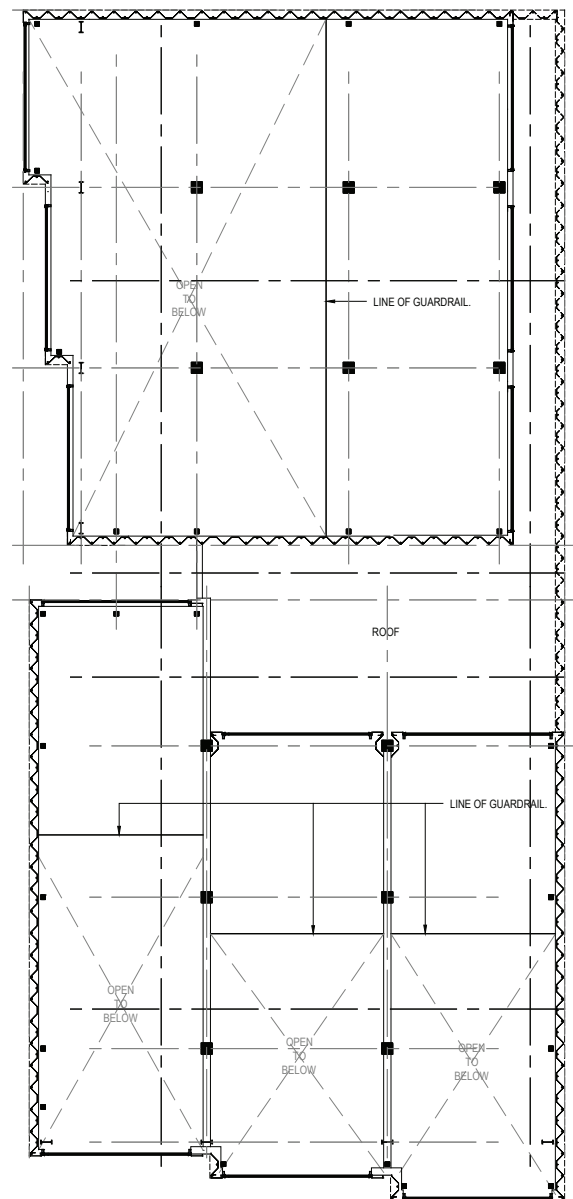


# Site Plan

## SECOND FLOOR OPTION 1



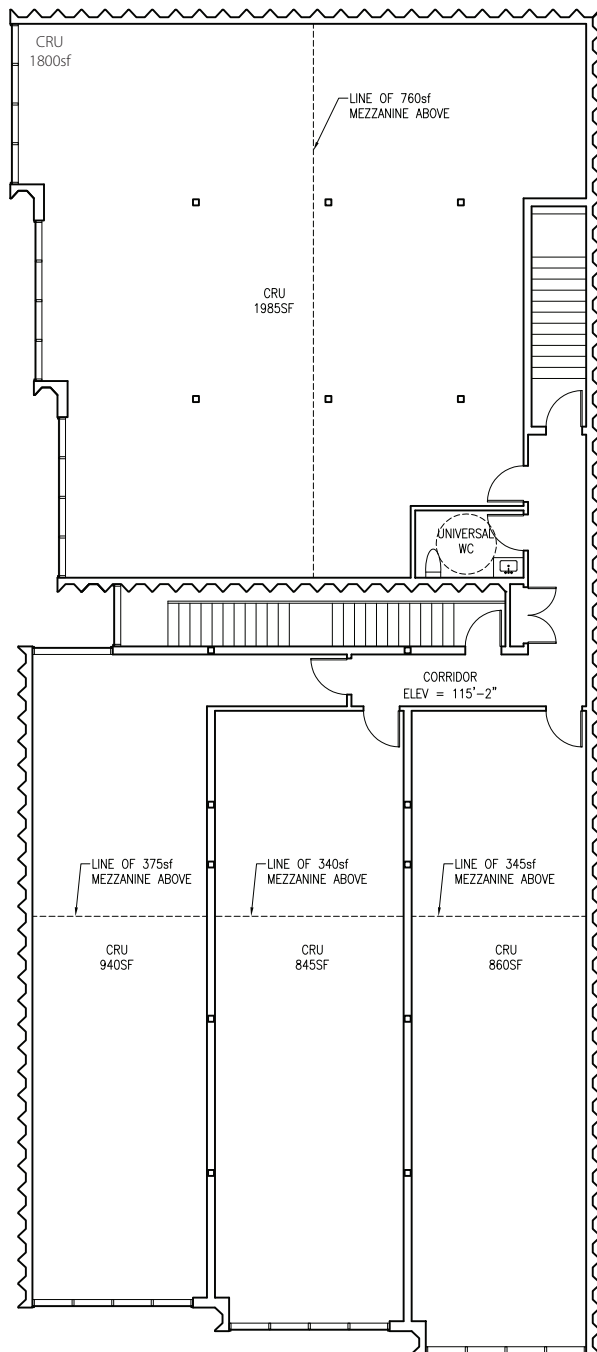
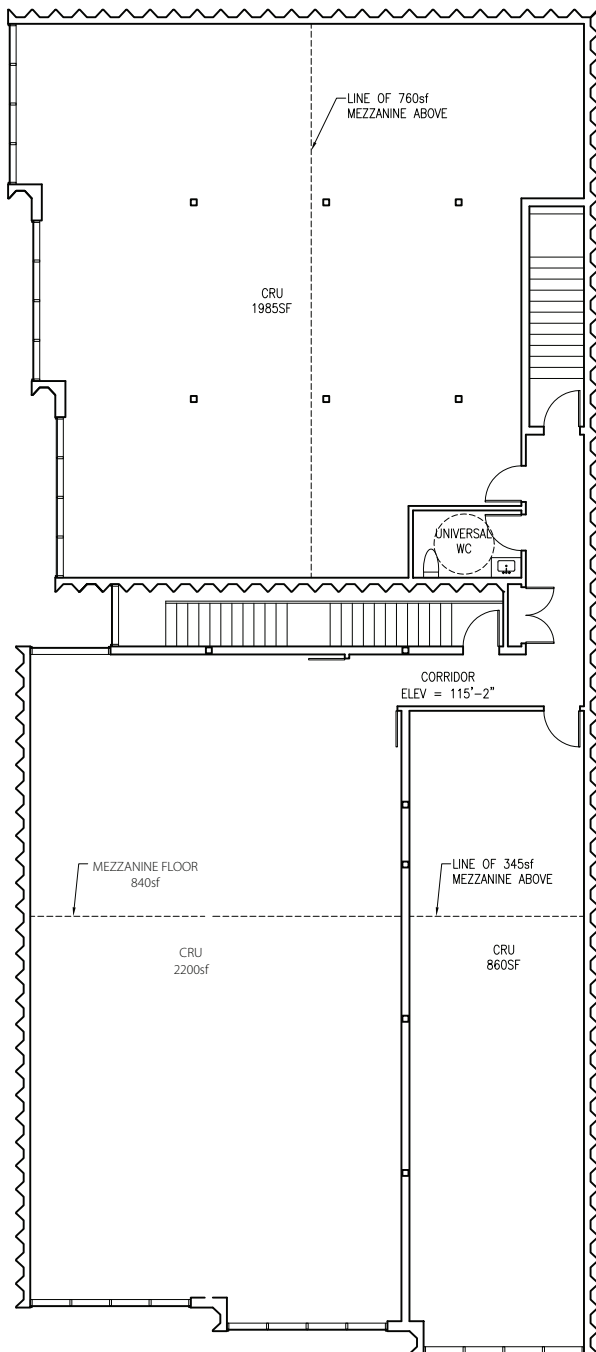
1 LEVEL 2 PLAN  
A102 1/8" = 1'-0"



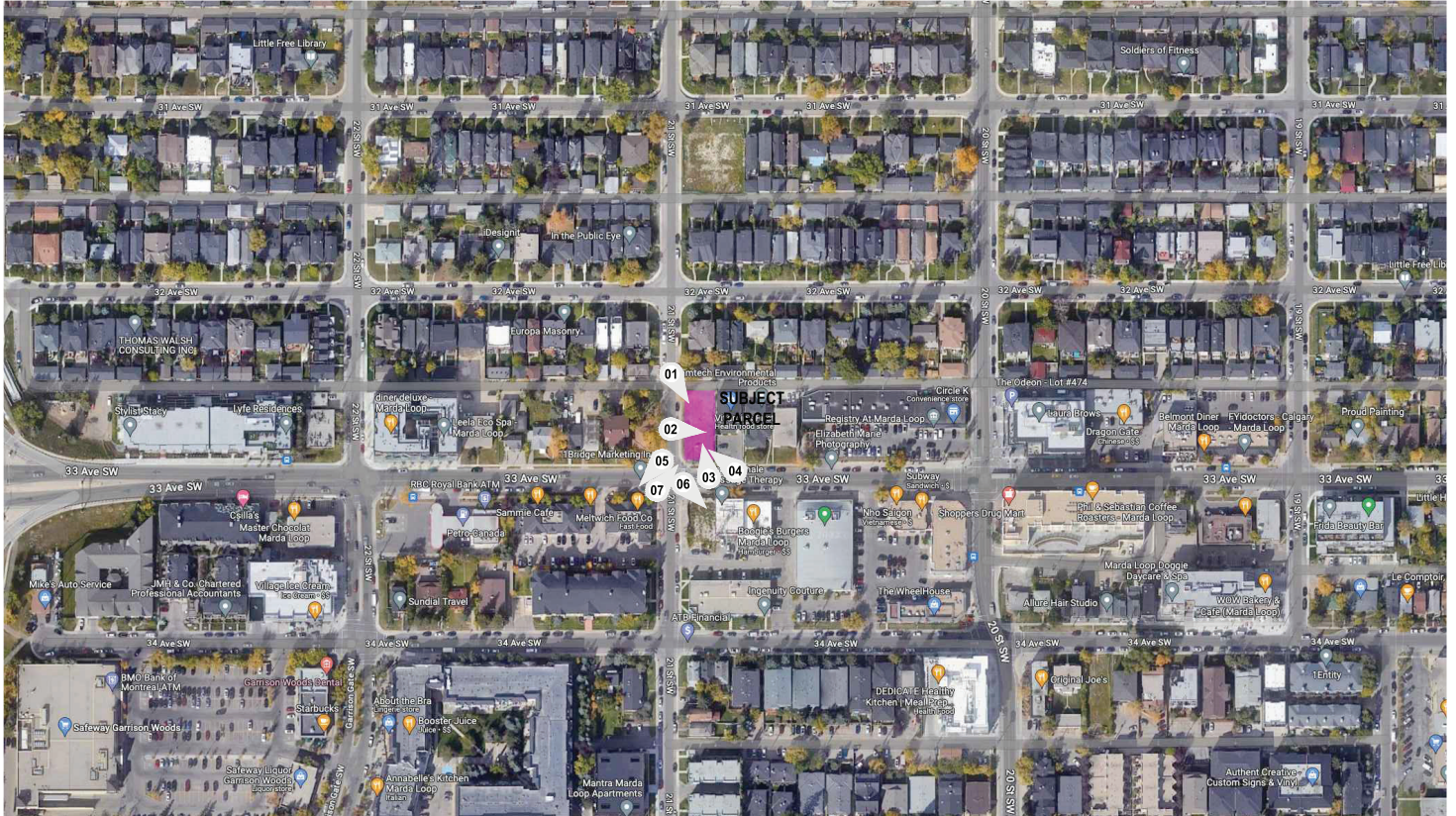
2 MEZZANINE PLAN  
A102 1/8" = 1'-0"

# Site Plan

## SECOND FLOOR OPTION 2



# Location



## Marda Loop Communities

With over 170 trendy shops, boutiques and restaurants, Marda Loop is a walkable shopping & dining district in the heart of Southwest Calgary.



<https://www.visitmardaloop.com/>