

**AVISON
YOUNG**

FOR SALE

INVESTMENT OPPORTUNITY

PRIME MIXED USE ASSET IN
THE HEART OF MARDALOOP

Richter Plaza presents a rare opportunity to acquire a highly visible, 99% lease mixed-use asset along 33rd Avenue SW in the heart of Marda Loop - one of Calgary's most vibrant and walkable retail corridors. With strong in-place income, below-market rents, and near-term lease rollover, the property offers a compelling blend of income stability and meaningful value-add potential.

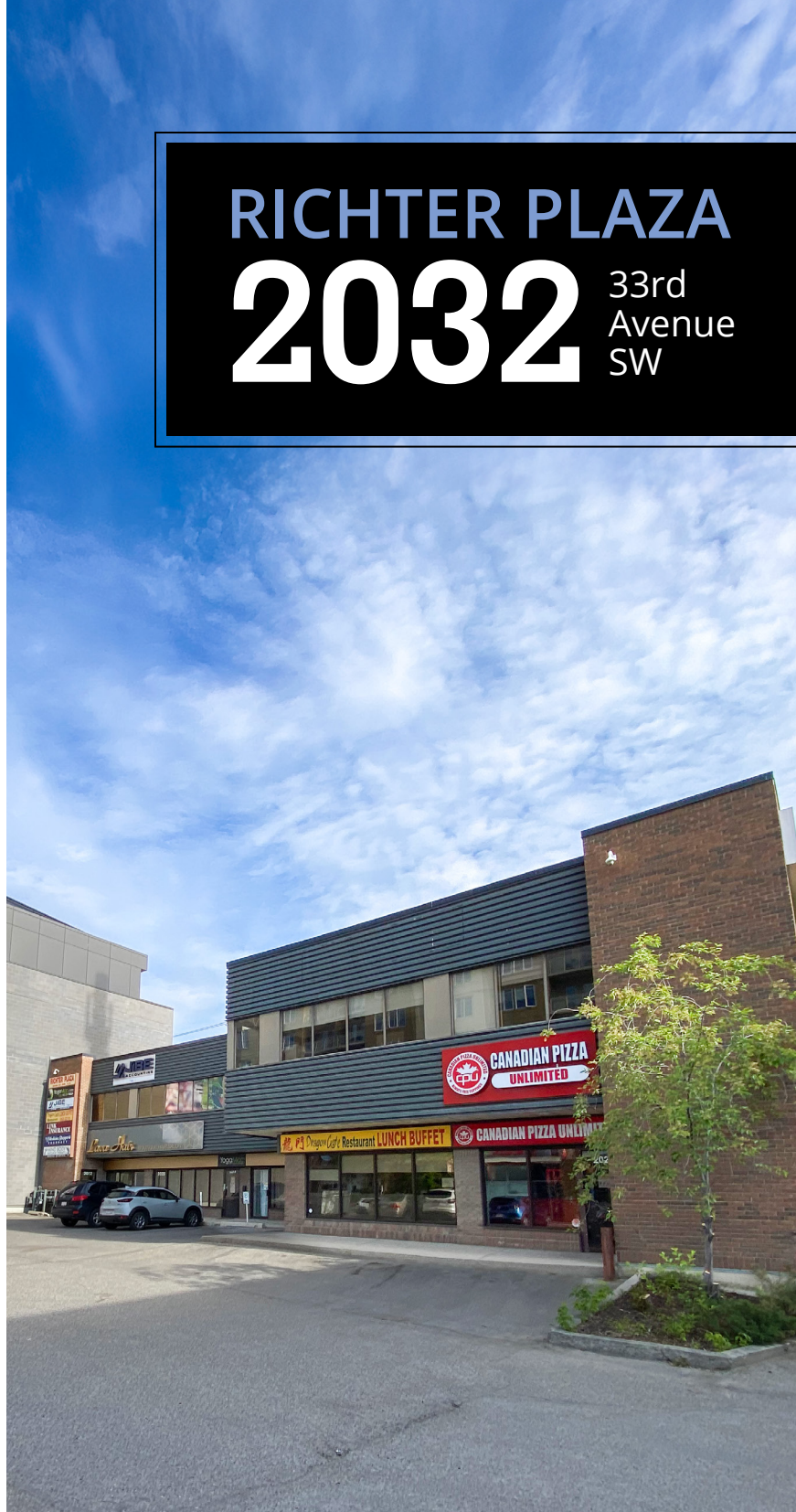
Eric DeMaere

Associate Vice President
+1 403 483 9876
eric.demaere@avisonyoung.com

Anna Sorensen

Associate Vice President
+1 403 923 2483
anna.sorensen@avisonyoung.com

RICHTER PLAZA
2032 33rd
Avenue
SW





RICHTER PLAZA

2032

33rd Avenue SW

THE OPPORTUNITY

A rare opportunity to acquire a cornerstone asset in the heart of Marda Loop. The property is strategically positioned along 33rd Avenue SW, one of Calgary's most dynamic and pedestrian-oriented retail corridors, and possesses strong in-place income from tenants on 3 floors. A clear value-add opportunity exists through targeted exterior and common-area enhancements to elevate the building's presence. This repositioning creates the potential to attract first-class retail tenants and unlock meaningful long-term value.

Key Investment Drivers





- Prime Marda Loop location with exceptional pedestrian and vehicular exposure
- Direct frontage on 33rd Avenue SW with prominent signage opportunities
- Stable income profile with below-market rents creating clear mark-to-market upside
- Value-add potential through façade modernization, interior upgrades, and common-area enhancements
- Strong tenant mix across main-floor retail and second-floor office suites
- High-traffic corridor with continuous demand from retailers, restaurants, and service operator







PROPERTY OVERVIEW

BUILDING SIZE	13,863 SF
SITE SIZE	0.32 Acres
YEAR BUILT	1981
FLOORS	2 + Lower Level
ZONING	Mixed Use - Active Frontage
PARKING	20 Surface Stalls
TAXES (2025)	\$91,025
OCCUPANCY	99% Leased
CURRENT NOI	\$340,527
WALT	3.26
SALE PRICE	\$5,400,000

PREMISES HIGHLIGHTS

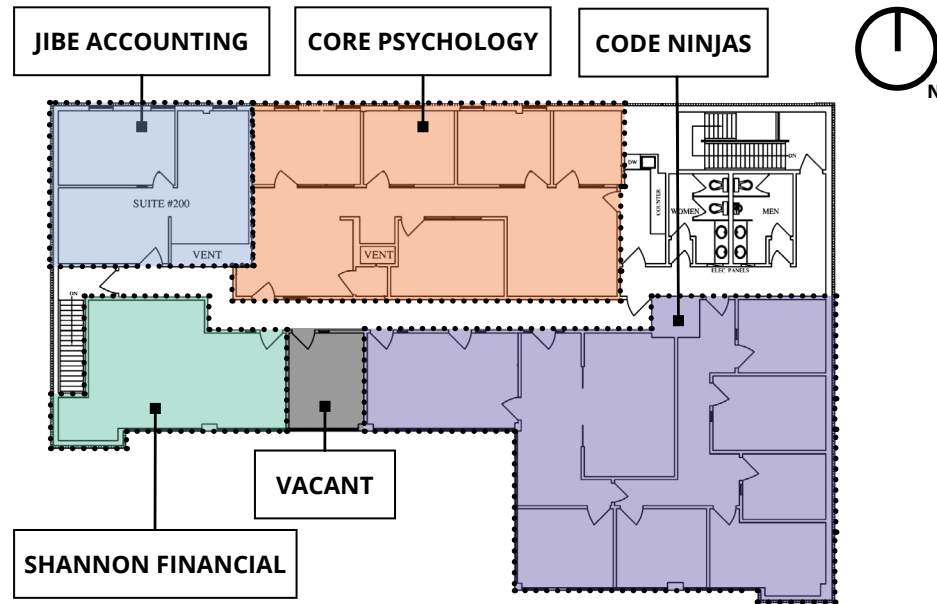
-  Two-storey walk-up building with rentable lower level premises
-  All suites are well improved and require little investment
-  Dedicated surface parking lot with alley access for easy flow through traffic
-  Prominent signage in place for all tenants

BUILDING HIGHLIGHTS

-  **Compelling repositioning potential** to elevate rents and tenant profile
-  **Strong in-place cash flows** with immediate upside
-  **High-quality mixed-use environment** supported by dense amenities
-  **Walkable, amenity-rich location** that continues to attract both residents and businesses

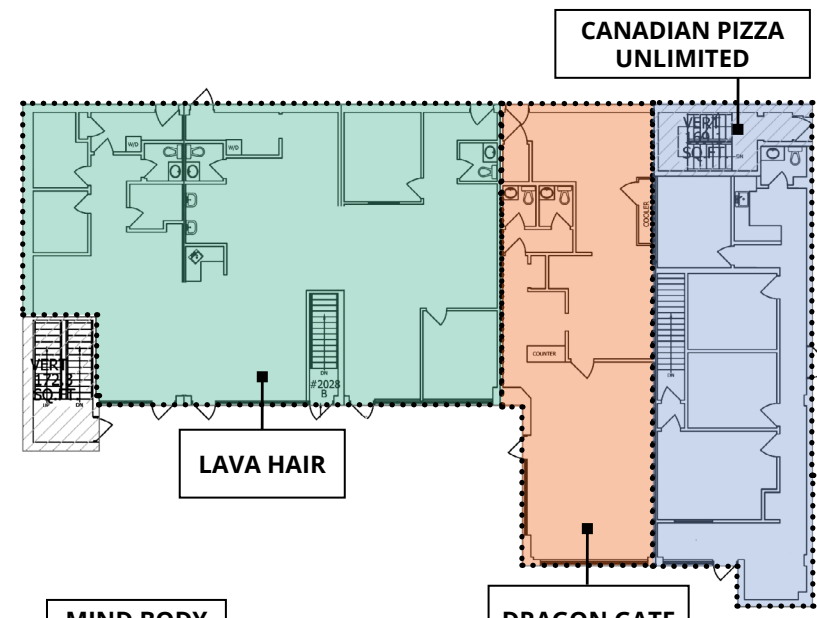
SECOND FLOORPLAN

JIBE ACCOUNTING	593 SF
CORE PSYCHOLOGY	1,521 SF
SHANNON FINANCIAL	625 SF
CODE NINJAS	2,202 SF
VACANT	144 SF



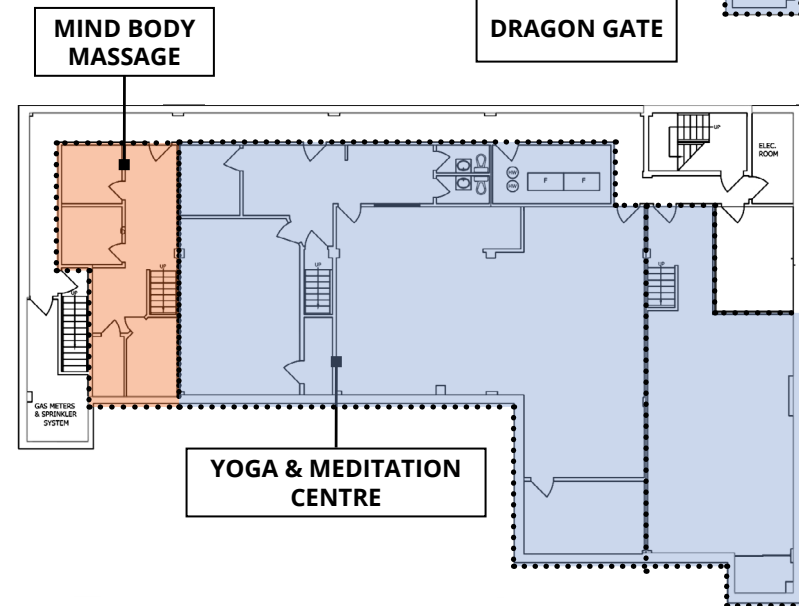
MAIN FLOORPLAN

CANADIAN PIZZA UNLIMITED	1,215 SF
DRAGON GATE	1,236 SF
LAVA HAIR	2,409 SF



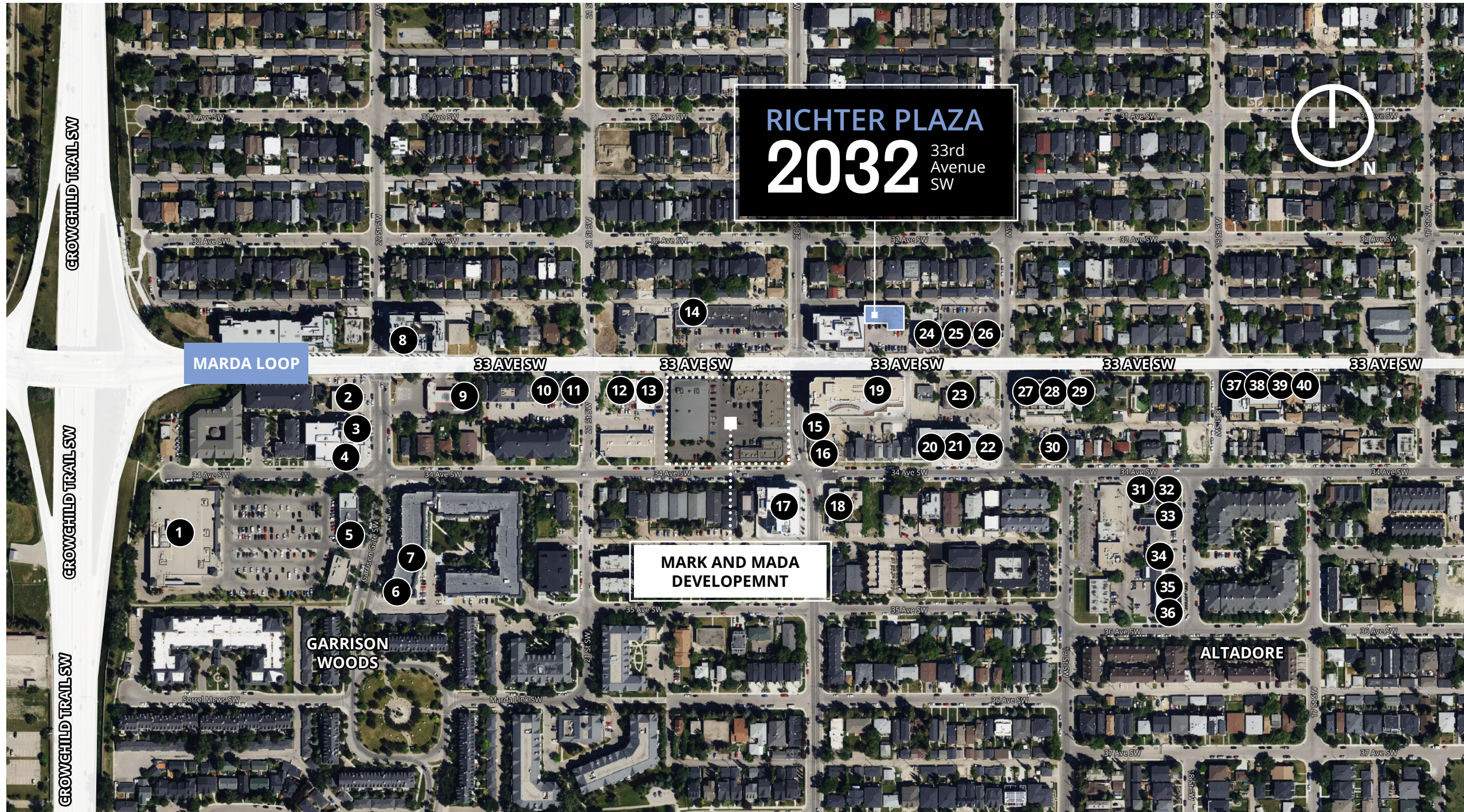
LOWER LEVEL FLOORPLAN

YOGA & MEDITATION CENTRE	3,435 SF
MIND BODY MASSAGE	483 SF



LOCATION

- 1 Safeway
- 2 Master Chocolat
- 3 COBS Bread
- 4 Village Ice Cream
- 5 Starbucks
- 6 Annabelle's Kitchen
- 7 Pacific Poke
- 8 Diner Deluxe
- 9 A&W
- 10 Sammie
- 11 OPA! of Greece
- 12 Sugar Stresam
- 13 Boogie's Burgers
- 14 Merchant's Restaurant
- 15 Chachi's Sandwich Bar
- 16 Deville Coffee
- 17 DEDICATE Healthy Kitchen
- 18 Original Joe's
- 19 Phil & Sebastian
- 20 Brooklyn Dumpling Shop
- 21 Tres Marias Mexican Market
- 22 WOW Bakery & Cafe
- 23 Globefish Sushi & Izakaya
- 24 Big Fish & Open Range
- 25 Belmont Diner
- 26 FRESH Healthy Cafe
- 27 Frida Beauty Bar
- 28 Frilly Lilly
- 29 Orangetheory Fitness
- 30 AVITUS Wine Bar
- 31 Bar Rocca
- 32 DOPO
- 33 Bella's Italiana
- 34 F45 Training
- 35 Marda Loop Brewing Company
- 36 Strong Bones Fitness
- 37 Aroma Cafe Bar
- 38 Brekkie Bagels
- 39 La Diperie Marda Loop
- 40 Bubble Tea Shop



94 WALK SCORE
Walker's Paradise

84 CYCLING SCORE
Very Bikeable

51 TRANSIT SCORE
Good Transit

Source: WalkScore.com



LET'S CONNECT



Click to download
Confidential Agreement

Eric DeMaere

Associate Vice President

+1 403 483 9876

eric.demaere@avisonyoung.com

Anna Sorensen

Associate Vice President

+1 403 923 2483

anna.sorensen@avisonyoung.com

avisonyoung.com

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

