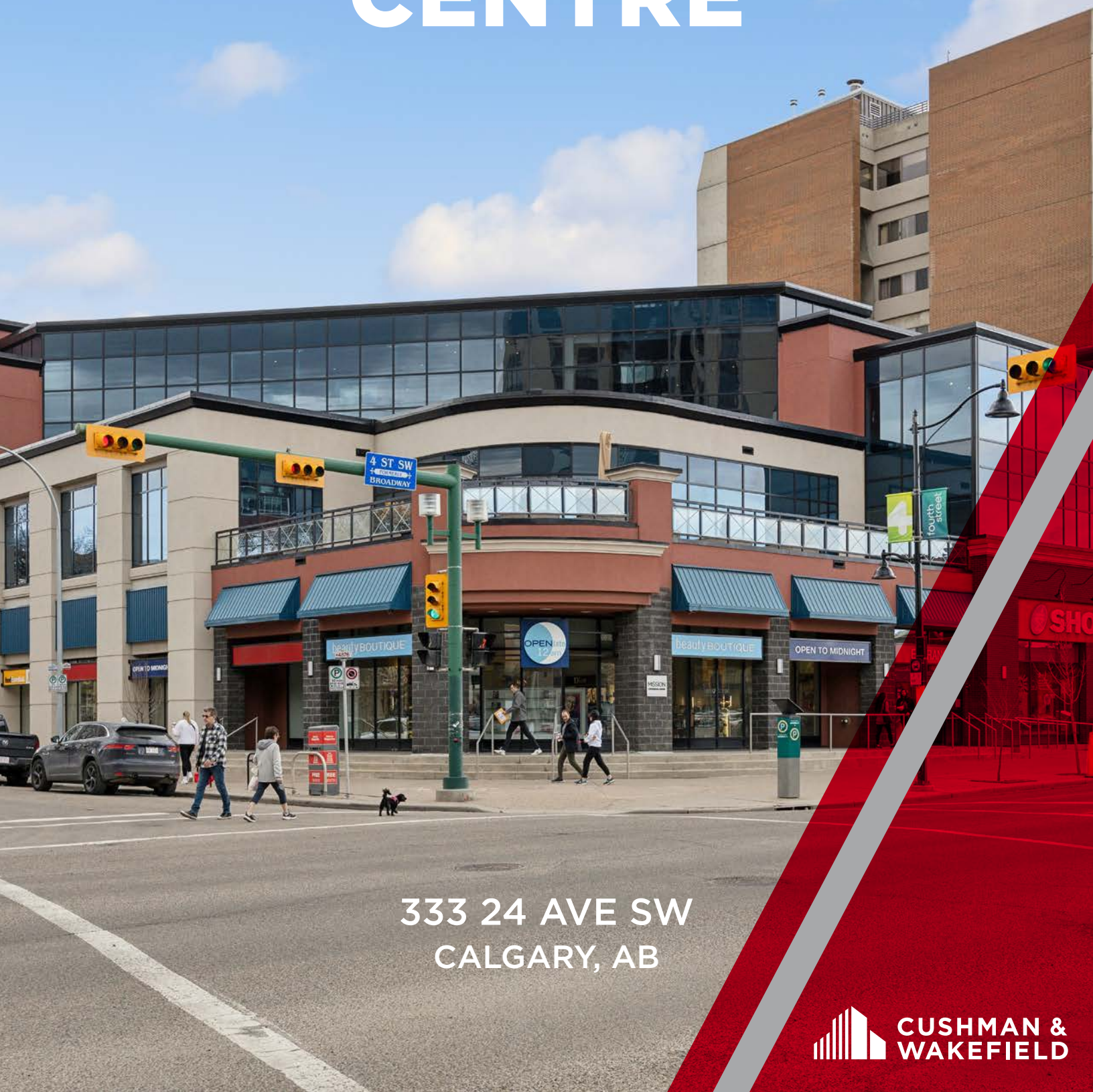


MISSION COMMERCIAL CENTRE



333 24 AVE SW
CALGARY, AB



CUSHMAN &
WAKEFIELD

MOVE IN READY IN MISSION

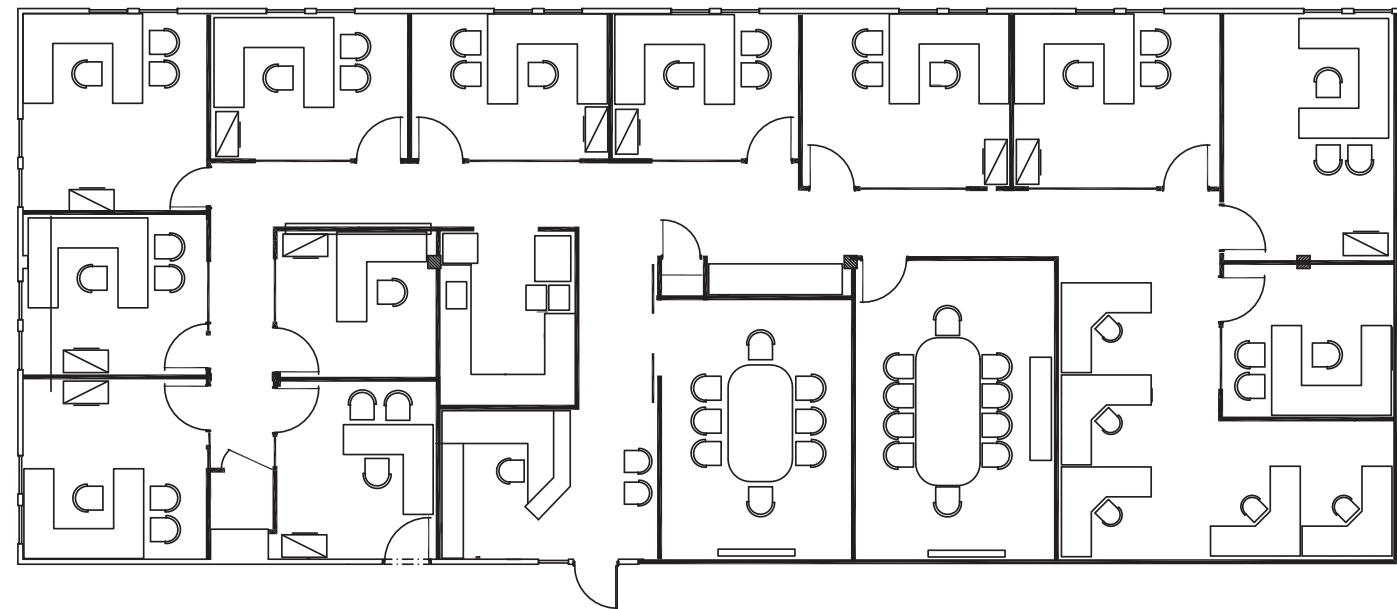
333 24 Avenue SW is situated in the heart of Calgary's vibrant Mission neighbourhood. Located on a prominent street corner, this property enjoys high visibility and foot traffic from 24th Avenue SW and 4th Street SW. Convenient parking options including spaces in the building's underground and above ground lots, as well as street parking and nearby lots, ensuring easy accessibility for both employees and clients. Join a dynamic community of businesses in Mission, known for its diverse mix of retail shops, restaurants, cafes, and professional services, all within walking distance.

PROPERTY FEATURES

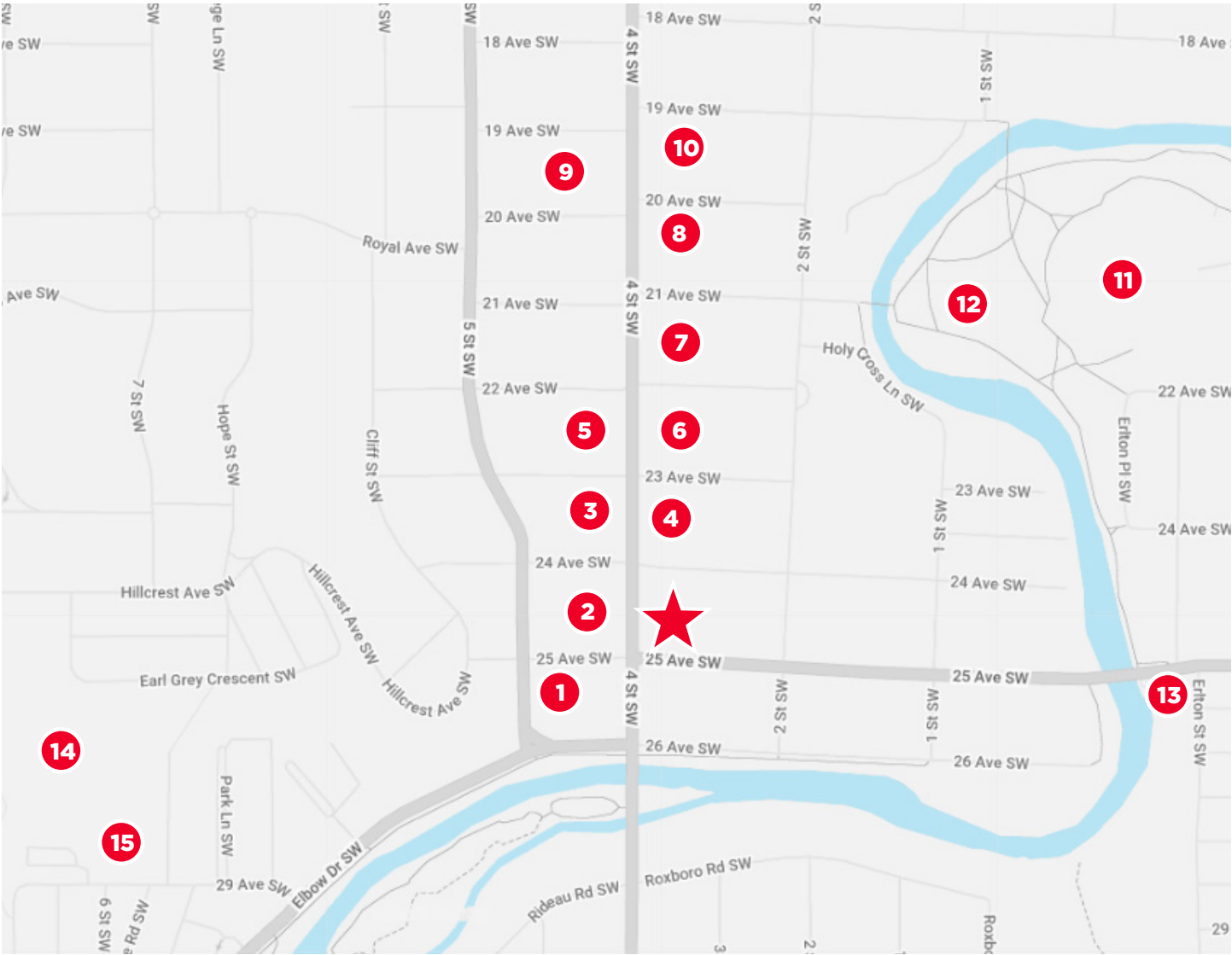
Space Available	Suite 270: 4,071 sf (demisable to 2,500 sf)	Furniture	Mostly furnished
Availability	Immediately	Parking	7 underground stalls \$300/month/stall
Lease Rates	Starting at \$19.00 psf net	Year Built	2003
Operating Costs	\$20.60 psf (est. 2025)	Building Size	53,307 sf

FLOOR PLAN

Suite 270: 4,071 sf
(demisable to 2,500 sf)



AREA AMENITIES



- | | |
|--|---------------------------------|
| 1. Safeway | 8. Blaze Pizza, Shokunin |
| 2. Earls Kitchen + Bar, La Boulangerie Bakery | 9. Scotiabank, TD Canada Trust |
| 3. Joyce on 4th, Subway | 10. RBC, Petro-Canada |
| 4. VIN Room, BMO, Mucho Burrito, Lululemon | 11. MNP Community Sports Centre |
| 5. Starbucks, RBC, OEB Breakfast Co, Phil & Sebastian Coffee | 12. Lindsay Park |
| 6. Mercato, Carino Japanese Italian Kitchen, Aida's Bistro | 13. Earlton Park |
| 7. Añejo, Blowers & Grafton | 14. Earl Grey Park |
| | 15. The Glencoe Club |



ABOUT THE AREA

Nestled along the banks of the picturesque Elbow River, Mission stands as one of Calgary’s most vibrant and eclectic neighbourhoods. Situated just south of downtown, this historic district blends a rich tapestry of old-world charm with a contemporary urban vibe, creating a dynamic community renowned for its culture, cuisine, and character.

Steeped in history, Mission boasts a diverse architectural landscape, with tree-lined streets adorned by a mix of heritage homes, modern condominiums, and trendy boutiques. The area’s historic buildings, dating back to the early 20th century, add a sense of nostalgia and authenticity to its streetscape, providing a glimpse into Calgary’s past.



ABOUT THE AREA

Foodies flock to Mission for its diverse culinary scene, offering an array of dining options to suit every palate. From cozy cafes serving up artisanal coffee to upscale restaurants dishing out innovative cuisine, the neighbourhood is a gastronomic paradise waiting to be explored.

Beyond its cultural and culinary offerings, Mission also boasts ample green spaces and outdoor recreational opportunities. Residents and visitors alike can stroll along the scenic pathways of Lindsay Park, enjoy a leisurely picnic in the sun-dappled Earl Grey Park, or embark on an adventurous paddle along the Elbow River.



For more information, please contact:

David Lees

Executive Vice President
D. +1 403 261 1102
C. +1 403 869 5025
david.lees@cushwake.com

Adam Ramsay

Executive Vice President
D. +1 403 261 1103
C. +1 403 660 6390
adam.ramsay@cushwake.com

Trent Peterson

Vice President
D. +1 403 261 1101
C. +1 403 771 5969
trent.peterson@cushwake.com

CUSHMAN & WAKEFIELD ULC

250 6 Ave SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.