

S A L E / L E A S E

INVESTMENT OPPORTUNITY HIGH EXPOSURE MEDICAL / RETAIL PLAZA 1814 - 33 STREET SE , CALGARY, AB



Highlights...

- ✓ Multi Tenant single story building located on 17 Avenue SE.
- ✓ Located on Major East West corridor with traffic counts in excess of 40,000 cars daily
- ✓ Revitalized International Avenue street front including new Bus Rapid Transit line
- ✓ Signage and visual exposure to heavy vehicle, Transit and pedestrian traffic
- ✓ Attractive architectural brick and block construction, building has undergone upgrades and renovations
- ✓ Surrounded by Major Shopping Centres, National retail and food service

Paul Loutitt

Century 21 Bamber Realty Ltd.

1612 – 17 Avenue S.W. Calgary, Alberta, Canada T2T 0E3

www.calgarycommercialrealty.com Office/Pager: (403) 245-0773

Cellular: (403) 861-5232 Fax: (403) 229-0239 E-Mail: ploutitt@shaw.ca

Industrial, Retail, Investment Sales & Leasing

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INVESTMENT / OWNER USER OPPORTUNITY

MUNICIPAL ADDRESS:	1816 33 Street SE, Calgary, Alberta
LEGAL DESCRIPTION:	Plan 1079HU, Block 3, Lot 1
ZONING:	C-COR1 Commercial Corridor F3 OH 46
SITE AREA:	22,215 sq. ft. .51 Acres
TOTAL LEASABLE AREA:	8,066 sq. ft., divided into 3 units
SIGNAGE:	Highly visible pylon and fascia signage
PARKING:	27 stalls
MECHANICAL:	Fully air conditioned, roof top HVAC units
ELECTRICAL:	240 Volt 400 Amp 3 Phase
BUILDING COMPONENTS:	Concrete footings and slab on grade, architectural block with brick facade Built up tar and gravel roof on metal deck, interior metal framed and drywall with suspended t bar ceiling
CEILING HEIGHT:	15' to underside of roof deck, 9'9" to underside of t bar
PROPERTY TAXES:	(2019) \$87,646.37
TENANTS:	Hakim Optical 1,520 sq. ft., Lease expires February 28,2022 Pharmacy 2,400 sq. ft., Lease expires February 28, 2022 Vacant 4,146 sq. ft., Built out into medical clinic
SCHEDULED NET NCOME:	\$138,798, includes signage revenue
PROJECTED NET INCOME:	\$277,596, fully leased based on current rates
OPERATING COST RECOVERIES:	(2019) \$20.20 per sq ft includes, common area costs, property taxes, insurance, management, maintenance and utilities
ASKING PRICE:	SALE PRICE \$3,850,000, LEASE RATE \$30.00 PER SQ FT PER ANNUM
COMMENTS:	Turnkey medical space, could be converted to Retail or Office. Located on International Avenue, high retail traffic corridor minutes from Deerfoot Trail and downtown, with exposure to 40,000 cars per day as well as Transit and pedestrian traffic.

NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Purchaser / Tenant and does not form part of any future agreement. This property may be withdrawn from the market at any time without further notice.

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