

RECEIVERSHIP SALE



411
8TH AVENUE SW
CALGARY, AB

THE OFFERING

CBRE Limited is pleased to offer for sale at the direction of Alvarez & Marsal Canada Inc. (the "Receiver") pursuant to an Order of the Court of Queen's Bench for Alberta (the "Receivership"), a rare opportunity to acquire a 100% freehold interest in 411 8th Avenue SW, a 4-storey, 44,959 SF office/retail building situated in the heart of Calgary's Downtown Core, immediately along Stephen Avenue. The Property offers unrivaled exposure and visibility, prime for a transformative mixed-use building.

LOCATION HIGHLIGHTS

Centrally-located within the downtown core, 411 8th Avenue SW is situated directly across the CORE Shopping Centre – downtown Calgary's main shopping complex comprising of over 130 retailers on four levels and interconnected across three city blocks via the +15 system. The Property occupies a corner lot position, bound by 4th Street to the west – the main connecting road to the city's trendy neighbourhoods of Beltline and Mission and by 8th Avenue SW/ Stephen Avenue to the north – downtown's main pedestrian-oriented retail hub home to some of Calgary's finest restaurants, cafes and bars. Both the east and west bound LRT Stations are accessible within a block north of the Property, providing excellent transportation accessibility in and out of the downtown core.

INVESTMENT HIGHLIGHTS



Rare opportunity to acquire an iconic office/retail building situated within the heart of Calgary's Downtown Commercial Core



Exceptionally well-located along the 8th Avenue corridor with direct frontage onto Stephen Avenue – Downtown Calgary's main pedestrian-oriented retail & entertainment district



Excellent accessibility to major transportation thoroughfares and within a block to both the 3rd & 4th Street LRT Stations.



Future opportunity to directly connect to the +15 Walkway system





PROPERTY DETAILS

MUNICIPAL ADDRESS	411 8 th Avenue SW, Calgary, AB	
LEGAL DESCRIPTION	Plan A; Block 66; Lot 1 - 3	
LIST PRICE	\$5,150,000	
SUBMARKET	Downtown Commercial Core	
SITE SIZE	0.24 Acres (10,477 SF)	
LAND USE DESIGNATION	CR20-C20/R20 Commercial - Residential Core	
TOTAL NRA	Above Grade	35,112 SF
	Below Grade	9,847 SF
	Total:	44,959 SF
YEAR BUILT	1954	
STOREYS	4 Storeys (Above Grade) 1 Storey (Below Grade)	

ICONIC DOWNTOWN OFFICE

Originally occupied by the Royal Bank of Canada as the main branch in Calgary, 411 8th Avenue SW was one of three modern-style bank buildings constructed during the 1946-1956 Oil Boom. The building was notably the first in Calgary to feature automatic electric doors and the second in the country to have an escalator. In 1970, the building was sold to the Montreal Trust Company and was utilized as their corporate office and branch.



OFFERING PROCESS

The sale of 411 8th Avenue SW is being conducted by CBRE Limited at the direction of by Alvarez & Marsal Canada Inc. (the "Receiver") pursuant to an Order of the Court of Queen's Bench for Alberta (the "Receivership") in respect of the Registered owner of the Property. The Property is being marketed for sale with a list price of \$5,150,000 and without a fixed date for the submission of expressions of interest to purchase the Property. The Receiver is now prepared to accept offers to purchase for the Property, but may elect to establish a date for the submission of expressions of interest to purchase the Property in the future without notice.

The form of offer to purchase required by the Receiver to be utilised for the sale of the Property, together with other detailed information regarding the Property provided by the Receiver, may be made available for review by qualified prospective purchasers having previously executed the Receiver's form of Confidentiality Agreement in form and substance satisfactory to the Receiver in its sole discretion, by way of the CBRE NIT - Calgary ShareFile website.

Any offer to purchase is subject to the approval of The Court of Queen's Bench for Alberta.



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FOR MORE INFORMATION, PLEASE CONTACT:

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