



**4160 & 4204**

**4<sup>TH</sup> STREET NW**



## PROPERTY DETAILS

MUNICIPAL ADDRESS	4160 & 4204 4 <sup>th</sup> Street NW Calgary, AB	SITE SIZE	25,265 SF (0.58 Acres)
LEGAL DESCRIPTION	9612689;1;9 and 5430HK;1;1-2	PROPERTY TAXES	\$61,508 (2020)
LAND USE	C-N2 (Commercial Neighbourhood 2 District)	STATUS	Fully Leased
SALE PRICE	Contact Agents	PROPERTY TYPE	Retail, Standalone
EXISTING INCOME	Contact Agents	CURRENT USE	24 Hour Animal Hospital
YEAR BUILT	1973	NRA	Main Floor: 5,750 SF Mezzanine: 2,012 SF Lower: 5,524 SF <b>Total: 13,286 SF</b>

## COMPANY OVERVIEW

Founded in Los Angeles in 1986, VCA Animal Hospital operates more than 1,000 animal hospitals in the United States and Canada. The company is known to be one of the largest owners of free-standing veterinary hospitals in the United States. Subsidiaries of the parent company include diagnostic imaging, radiology, ultrasound, pharmaceutical distribution companies as well as dog daycare centres for animals. On January 9, 2017, the company was acquired by Mars Inc. for \$9.1 billion, operating as an independent unit within Mars Petcare. Until its acquisition, VCA traded on the NASDAQ under the ticker "WOOF".

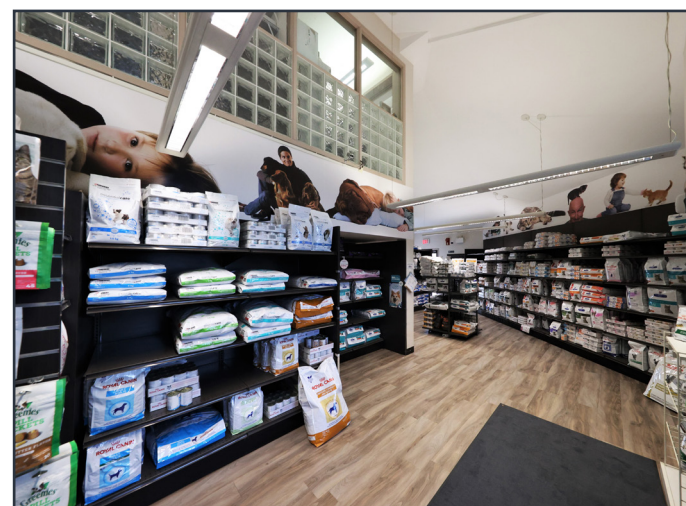


VCA Canada, a Canadian subsidiary of VCA Animal Hospital operates a network of over 120 veterinary clinics across five Canadian provinces including British Columbia, Alberta, Saskatchewan, Ontario and Quebec. Prior to joining the VCA network, 4160 & 4204 4<sup>th</sup> Street NW has been operating within this location since 1973 and is currently one of the three, 24-hour emergency service hospitals in Calgary. As of 2021, there are 24 VCA Animal Hospital locations across the city of Calgary.



## THE OFFERING

CBRE Limited is pleased to offer for sale, on behalf of Calgary North Veterinary Hospital Ltd., a rare opportunity to acquire a 100% freehold interest in 4160 & 4204 4<sup>th</sup> Street NW, a fully-leased, 13,286 SF standalone veterinary clinic situated in Calgary's north neighbourhood of Highland Park. The Property offers excellent exposure and visibility to 4<sup>th</sup> Street NW, a north-south roadway that provides convenient access to major arterial thoroughfares including McKnight Boulevard and the Trans-Canada Highway. Operating since 1973, the property is the only free-standing, 24-hour emergency animal clinic within a 3-KM radius, making it a vital component to the community.



## INVESTMENT HIGHLIGHTS



Rare standalone, fully leased investment opportunity



Approved veterinary clinic use



Ample on-site parking



Close proximity to major bus routes



Central northwest location with quick access to 16<sup>th</sup> Avenue, McKnight Boulevard and Deerfoot Trail



Excellent exposure along the high traffic 4<sup>th</sup> Street corridor

## OFFERING PROCESS

4160 & 4204 4<sup>th</sup> Street NW is being offered for sale without a list price or a fixed-date for the submissions of interest to purchase the Property. The vendor is now prepared to respond to offers from prospects to whom the Property has been introduced by CBRE directly. The vendor reserves the right to select a date for the submission of expressions of interest to purchase the Property or to withdraw the Properties from the market in the future without notice. Following the execution of the vendors form of confidentiality agreement in the form and substance satisfactory to the vendor, CBRE will provide select prospective purchasers with access to detailed information on the Property.



NOSE HILL PARK

MCKNIGHT BOULEVARD NW (40,000 VPD)

QUEENS PARK CEMETERY

CONFEDERATION PARK GOLF COURSE

14<sup>TH</sup> STREET NW

4<sup>TH</sup> STREET NW

CENTRE STREET NW (16,000 VPD)

DEERFOOT TRAIL (176,000 VPD)

32<sup>ND</sup> AVENUE NE

EDMONTON TRAIL NE

CALGARY ELKS LODGE & GOLF COURSE

NORTH HILL MALL

16<sup>TH</sup> AVENUE NW (48,000 VPD)

# CBRE

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