



THE CARRINGTON

1017 11TH AVENUE SW

CALGARY, AB

THE OFFERING

The Carrington is an 80-unit, purpose-built rental apartment building located in Calgary's inner-city community of the Beltline and blocks away from the Downtown Core. The Property's average unit size of 966 SF and suite mix, 86% comprised of two and three-bedroom units, is unique in the Beltline rental market. The Carrington has historically maintained strong occupancy levels and stable rental rates.



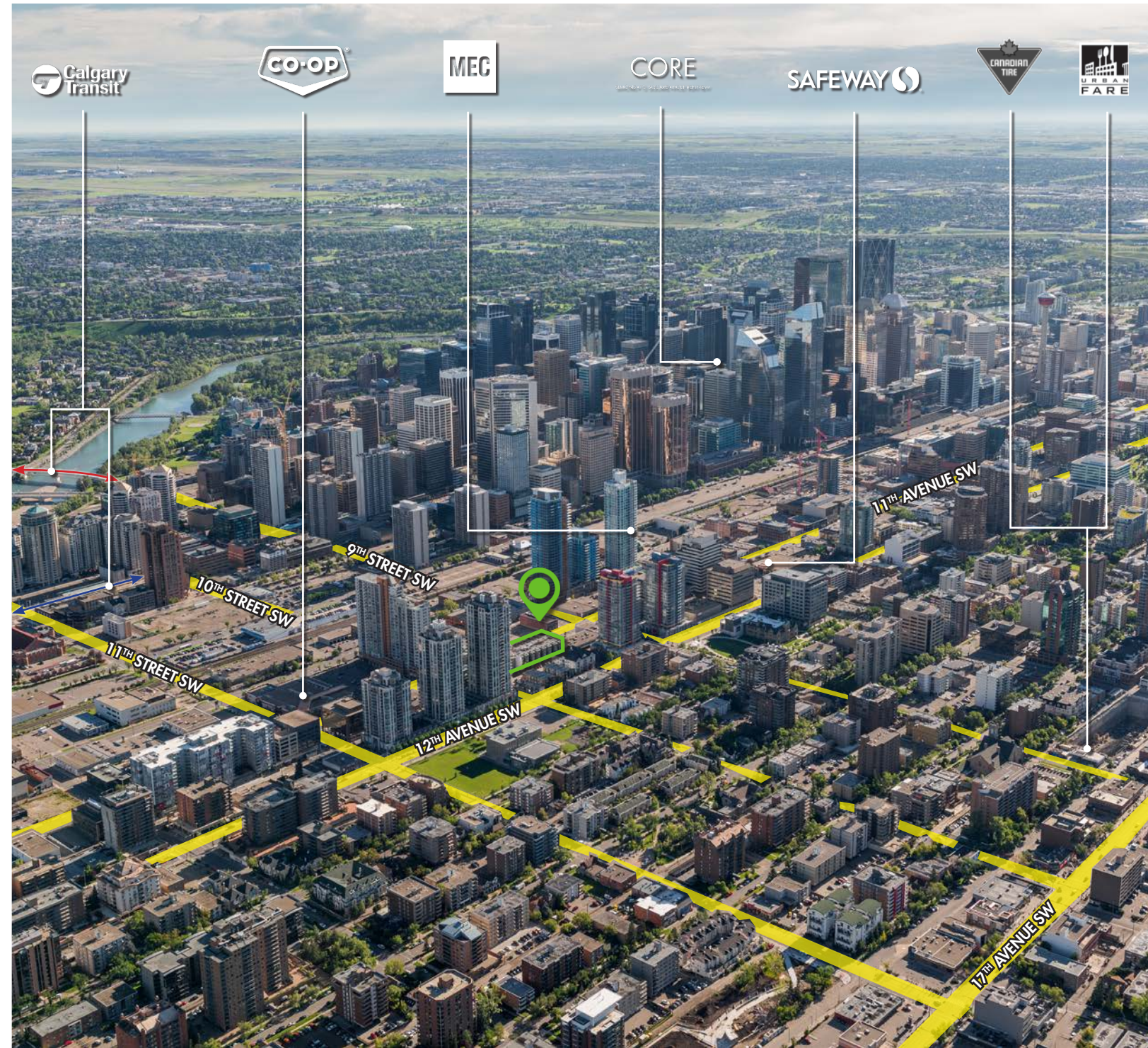
INVESTMENT HIGHLIGHTS

- ▶ The Carrington represents a rare opportunity to acquire a high-quality apartment building located in Calgary's Bellline community
- ▶ Excellent, central location along 11th Avenue SW with a WalkScore of 96 and one block from major grocery stores Co-op and Safeway
- ▶ Larger-than-average 966 SF suites are unique within the Bellline market, creating a destination for families and tenants looking for additional space
- ▶ All units include balconies, dishwasher, storage room and in-suite laundry

PROPERTY DETAILS

ADDRESS:	1017 11 th Avenue SW	
LEGAL DESCRIPTION:	Plan SA1; Block 75; Lots 4 - 12	
YEAR BUILT:	1999	
SITE SIZE:	29,253 SF	
LAND USE DESIGNATION:	CC-X (Centre City Mixed-Use District)	
NUMBER OF UNITS:	80	
SUITE MIX:	Bachelor*	1 1%
	One Bedroom:	10 13%
	Two Bedroom:	65 81%
	Three Bedroom:	4 5%
	Total:	80 100%
PARKING:	Underground:	77 Stalls
	Surface:	16 Stalls
	Total:	93 Stalls

*Currently a rental office



FINANCIAL DETAILS

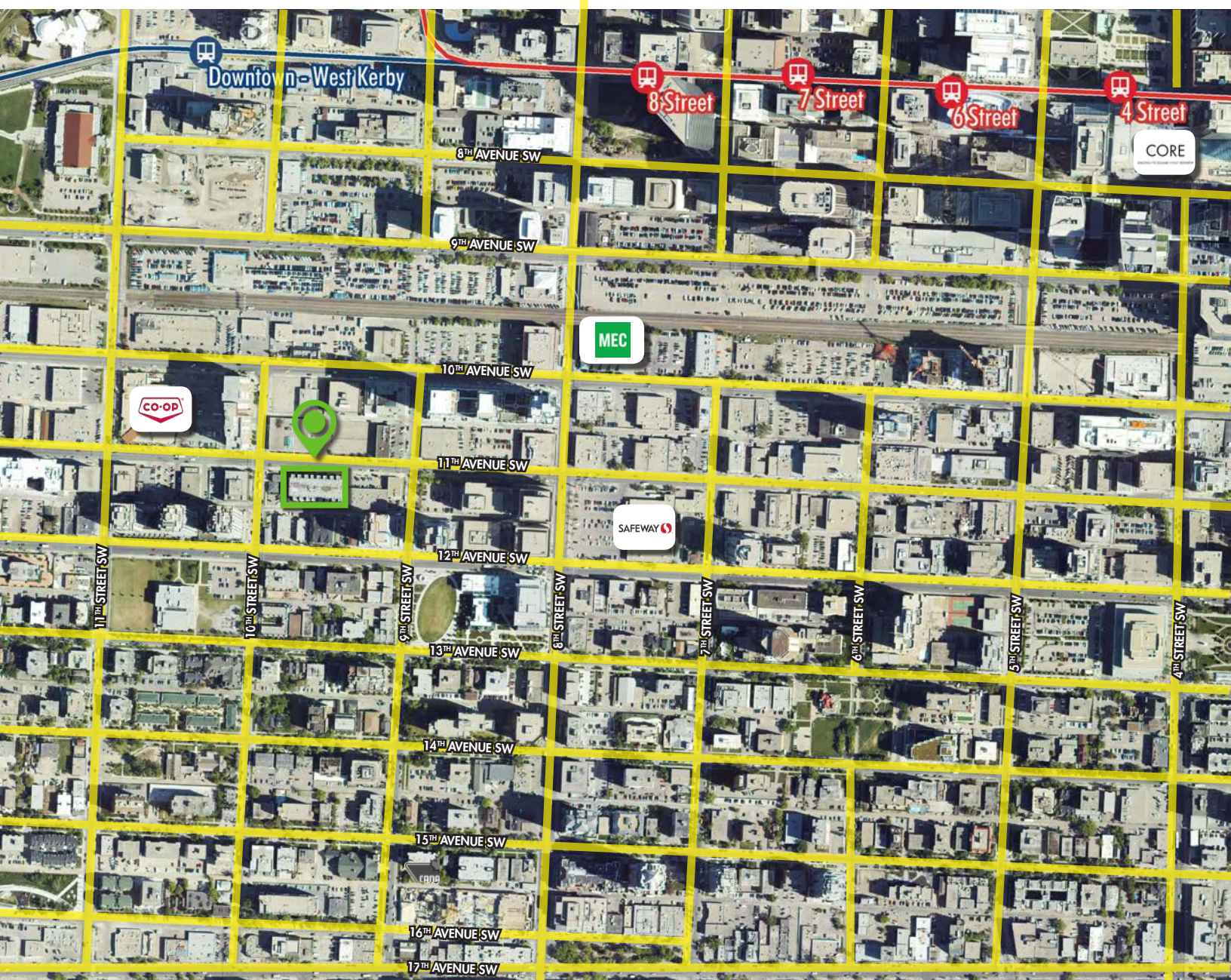
AVG. OCCUPANCY 2019 YTD: 97.5%

FINANCING: Treat as Clear Title



OFFERING PROCESS

The Carrington is being offered for sale without a list price and without a fixed date for the submission of expressions of interest to purchase the Property. The Vendor is now prepared to respond to offers. The Vendor reserves the right to select a date for the submission of expressions of interest to purchase the Property in the future without notice. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Property.



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