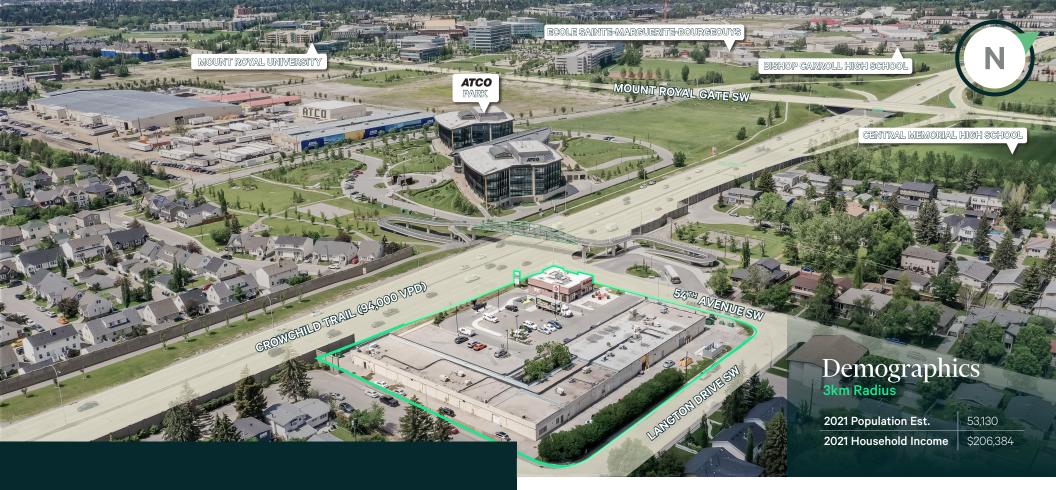
For Sale CBRE

# Crowchild Corner

2439 54TH AVENUE SW

**CALGARY, AB** 





### The Offering

CBRE's National Investment Team – Calgary ("CBRE" or the "Advisor") on behalf of its client Crowchild Corner GP Corp. (the "Vendor") is pleased to offer for sale a 100% freehold interest in Crowchild Corner, located at 2439 54<sup>th</sup> Avenue SW (the "Property"). Crowchild Corner is a 24,826 SF retail neighbourhood centre, located in the highly desired area of North Glenmore Park. The Property offers investors the opportunity to acquire a 100% leased retail complex, with an established tenancy base that services the surrounding communities. The Property has a WALT of 5.6 years, providing investors a secure income stream with several national tenancies. The Property is being offered for sale on a clear title basis.

## **Investment Highlights**



Exceptional opportunity to acquire a retail neighbourhood centre in a highly desirable residential area



The Property is 100% leased at an average in-place rent of \$30.96 PSF and a WALT of 5.6 years. Anchor tenants have a WALT of 9.8 years



Crowchild Corner has direct exposure to over 94,000 vehicles per day via Crowchild Trail, a major north/south arterial route



The Property has recently undergone extensive renovations performed by Hopewell Developments, along with construction of a new retail pad that has been fully leased by Tim Horton's for a 20-year term

## Property Details

MUNICIPAL ADDRESS	2439 54 <sup>th</sup> Avenue SW
BUILDING TYPE	Retail Neighbourhood Centre
TOTAL NRA	24,826 SF
LAND USE DESIGNATION	C-C1 (Commercial Community 1)
SITE SIZE	2.13 Acres (92,783 SF)
SITE COVERAGE	27%
YEAR CONSTRUCTED/RENOVATED	1970 & 2021 / 2018
PARKING	98 Surface Parking Stalls (1 Stall per 253 SF)
OCCUPANCY	100%
NUMBER OF TENANTS	11



## Offering Process

The Property is being offered for sale without a list price. 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. The Vendor is prepared to respond to expressions of interest to purchase the Property as they are received by CBRE.

The Vendor reserves the right to establish a specific date for the submission of expressions of interest to purchase the Property at any time during the marketing process without notice. No offer, regardless of their form or content, will create any binding legal obligations upon the Vendor or CBRE until duly executed by the Parties.







## Crowchild Corner

2439 54<sup>th</sup> Avenue SW Calgary, AB

#### **Contact Us**

#### **Duncan MacLean**

Executive Vice President +1 403 750 0800 duncan.maclean@cbre.com

#### Tyler Allen

Vice President +1 403 750 0521 tyler.allen@cbre.com

#### Thomas Lee

Senior Financial Analyst +1 403 716 246 thomaslee@cbre.com

#### Richie Bhamra

Executive Vice President +1 403 303 4569 richie.bhamra@cbre.com

#### **Drew Redekopp**

Sales Associate +1 403 750 0504 drew.redekopp@cbre.com

#### Meagan Pitre

Client Services Assistant +1 403 294 5703 meagan.pitre@cbre.com

#### **Geoff Mar**

Senior Vice President +1 403 750 0512 geoff.mar@cbre.com

#### **Austin Croft**

Senior Financial Analyst +1 403 716 2344 austin.croft@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



