

For Sale

CBRE

Crowchild Corner

2439 54TH AVENUE SW

CALGARY, AB



National Investment Team
CALGARY



Demographics

3km Radius

2021 Population Est.	53,130
2021 Household Income	\$206,384

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 54th 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 th 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

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Calgary, AB

Contact Us

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