

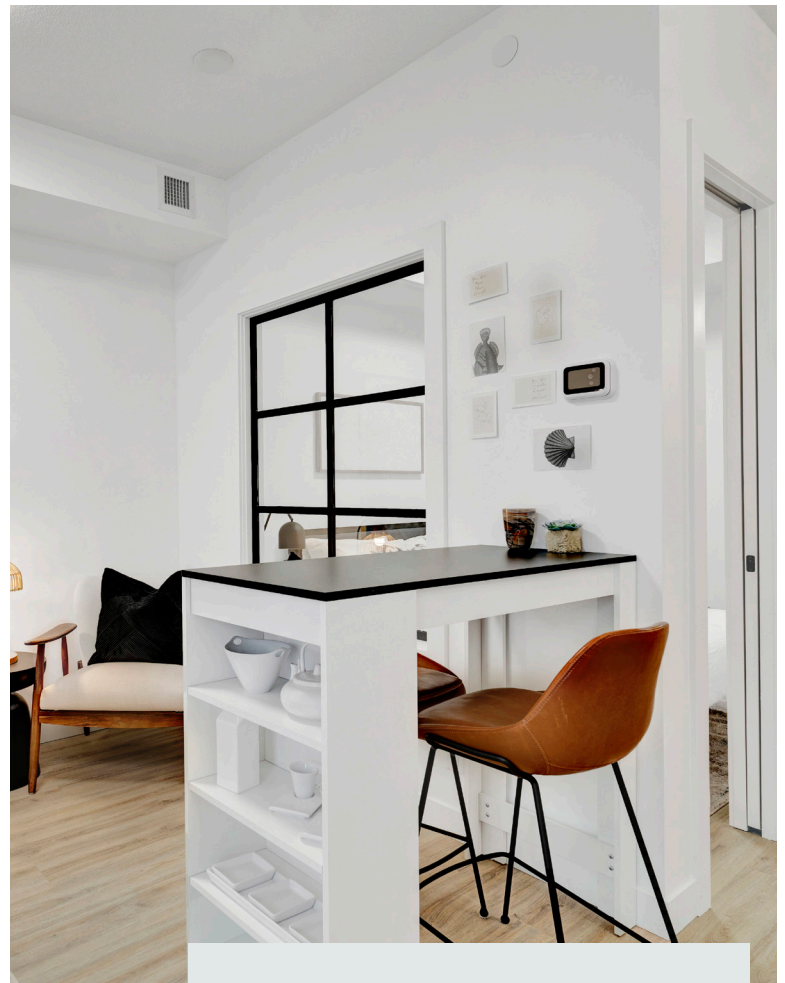
For Sale
e l v a

320 - 25th Avenue SW, Calgary, AB

Newly Constructed, Concrete, Boutique Apartment Building Situated in the Heart of Calgary's Lively Inner-City Community of Mission



61 Contemporary, Boutique Rental Units Featuring Studio, One Bedroom and Two Bedroom Floor Plans



The Offering

CBRE Limited ("CBRE") is pleased to offer for sale a 100% freehold interest in Elva (the "Building" or "Property"). The 61 unit, concrete, boutique apartment complex is situated in the heart of the highly sought-after community of Mission. The location provides residents with instant access to Mission's trendy 4th Street which is home to several of Calgary's best cafes, dining and entertainment establishments. Elva is truly idyllic for walkers and cyclists as the Property offers immediate entry to the Elbow River pathway and Calgary's inner city bikeway system along 2nd Street to the north and 4th Street to the south. Elva is the most desired offering for residential rental units in the Mission district, which is evident given the extremely strong lease-up velocity the Building has experienced.

Investment Highlights



Extraordinary opportunity to acquire a brand new, boutique style apartment complex of concrete construction



61 of the best-in-class residential apartment units with balconies, underground parking and a rooftop patio in Calgary's highly sought-after community of Mission



Situated in the heart of Mission with immediate access to Calgary's best cafes, dining and entertainment establishment located along Mission's trendy 4th Street



Idyllic for walkers and cyclists with instant access to the Elbow River pathway and Calgary's inner-city bikeway system



Only a 20 minute walk and 10 minute bike ride to the downtown core and a 10 minute walk or 4 minute bike ride to Calgary's 17th Avenue Entertainment District

Property Details

Municipal Address	320 - 25 th Avenue SW, Calgary, AB				
Community	Mission				
Property Type	Multi-Family Residential				
Construction	Concrete				
Year Built	2022				
Land Use	DC 63Z2006 (Direct - Control)				
Total Site Size	0.3 Acres (13,025 SF)				
Storeys	5				
Number of Units	61				
Suite Mix	Unit Type	# Of Units	Unit Mix	Avg. Unit Size	Total SF
	Studio	15	25%	455 SF	6,831 SF
	1 Bedroom	27	44%	567 SF	15,300 SF
	2 Bedroom	19	31%	799 SF	15,185 SF
	Total	61	100%	612 SF	37,314 SF
Parking	53 Underground Stalls				
Laundry	In-Suite				
Storage Lockers	23 Lockers				

COMMUNITY AMENITIES

<p>Multiple Cafe's & Restaurants Along 4th Street</p>	<p>Safeway Grocery 6 Minutes Away</p>	<p>Elbow River Pathway Across 25th Avenue</p>	<p>Transportation Erlton Stampede Station 14 Minutes Away</p>
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Demographics

2021 Demographics	1km Radius
2021 Population	13,902
2026 Projected Population	15,360
Projected Population Change	10.5%
Population Between 25 & 34 Years	32.8%
Rented Dwellings	57.20%
2021 Household Income	\$175,935
2026 Household Income	\$183,230
Projected Household Income Change	4.1%

<p>WALKSCORE</p> <p>81</p> <ul style="list-style-type: none"> 20 minutes to Downtown Core 10 minutes to 17th Avenue Entertainment District 	<p>BIKESCORE</p> <p>90</p> <ul style="list-style-type: none"> 10 minutes to Downtown Core 4 minutes to 17th Avenue Entertainment District
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Offering Process

Elva 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 now 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.

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