

4632

1ST STREET SE, CALGARY, AB



CBRE

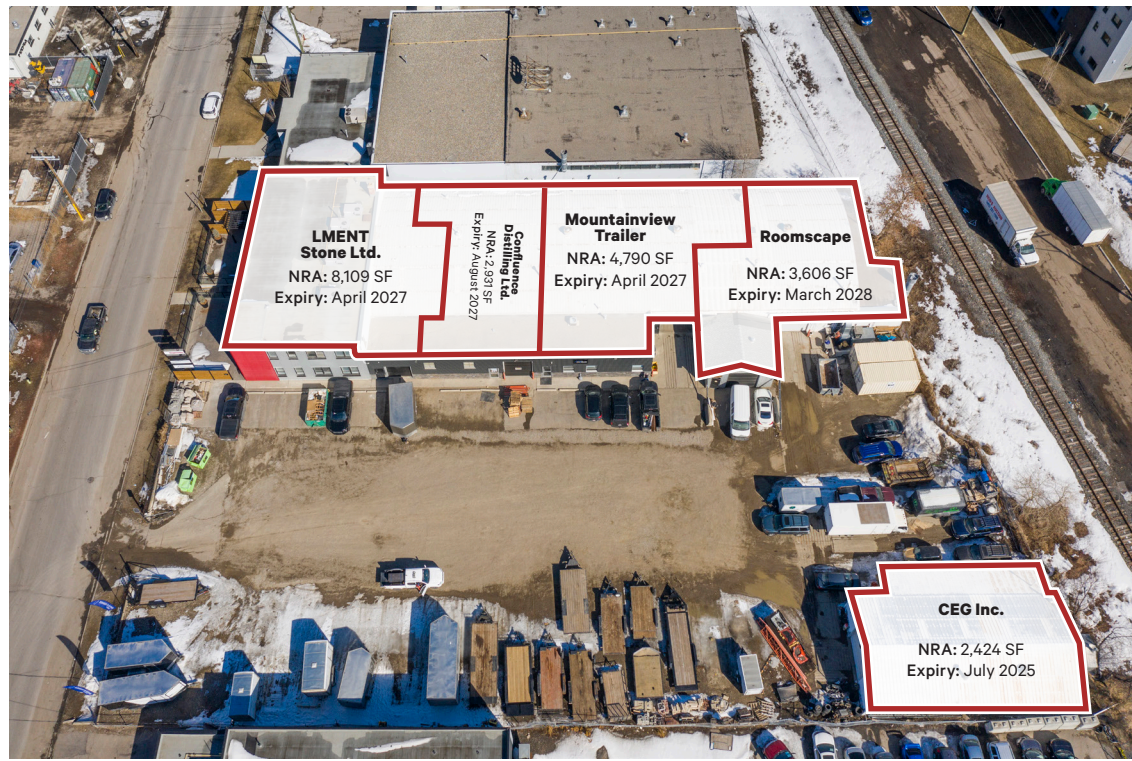
National Investment Team
CALGARY

THE OFFERING

CBRE Limited (“CBRE”) is pleased to offer for sale a 100% freehold interest in 4632 1st Street SE (the “Property”), a fully leased, multi-tenant industrial building located in Calgary’s central Manchester industrial node. The Property is comprised of 21,860 in net rentable area and is situated on a 1.26-acre parcel of land. This offering provides prospective investors an exceptional opportunity to acquire a strategically located asset in an established industrial node with excellent access to major roadways including Macleod Trail, Glenmore Trail and Deerfoot Trail SE.

INVESTMENT HIGHLIGHTS

- + **Accessibility:** The Property offers great North-South connectivity via Macleod Trail and Blackfoot Trail SE
- + **Upside Potential:** In-Place rents are currently 8.6% below market, providing mark-to-market upside potential
- + **Transit:** The Property’s central location makes the site easily accessible through multiple modes of transit
- + **Market Strength:** Calgary’s industrial availability rate continues to remain at 10-year lows



PROPERTY DETAILS

Municipal Address	4632 1st Street SE, Calgary, AB
Submarket	Manchester Industrial
Year Built	1953
Site Size	1.26 Acres (54,886 SF)
Total NRA	21,860 SF
Land Use Classification	I-Bf1.0 Industrial - Business
Loading	6 Drive-In Doors
WALT	4.0 Years
Property Tax (2023)	\$56,732.24
Net Operating Income	\$244,045
List Price	\$3.4 Million



DOWNTOWN CALGARY



39TH AVENUE
LRT STATION

MAGLEOD TRAIL

42ND AVENUE SE

1ST STREET SE

4632

1ST STREET SE, CALGARY, AB

OFFERING PROCESS

4632 1st Street SE 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 receive submissions of interest to purchase. 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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C A L G A R Y

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