

3420  
3440 **34**

12<sup>TH</sup> STREET NE, CALGARY, AB



## THE OFFERING

CBRE's National Investment Team – Calgary (“CBRE”), on behalf of its client, is pleased to offer for sale a 100% freehold interest in 3420 & 3440 12<sup>th</sup> Street NE (the “Property” or the “Offering”) – a two-building multi-tenant flex-industrial complex situated in the highly desirable inner-city industrial node of McCall. The Property is comprised of 114,806 SF and is 100% leased to a diverse tenancy mix, ranging in size from 5,760 SF to 34,572 SF.

The Property offers investors an excellent opportunity to acquire an institutionally managed asset that is situated on 6.7 acres of I-C (Industrial Commercial) zoned land, strategically located at the west-end of 32<sup>nd</sup> Avenue NE on the northeast corner of the intersection of 12<sup>th</sup> Street NE, a high-traffic corridor with over 49,000 vehicles per day. The Property is being offered for sale on a clear title basis.

## PROPERTY DETAILS

Municipal Address	3420 12 <sup>th</sup> Street NE	3440 12 <sup>th</sup> Street NE	Total
NRA (SF)	57,405 SF	57,401 SF	<b>114,806 SF</b>
Occupancy [%]	100%	100%	<b>100%</b>
Land Use	I-C (Industrial Commercial)		
Site Size	3.3 Acres	3.4 Acres	<b>6.7 Acres</b>
Clear Height	20 ft.		
Loading	5 Dock, 4 Drive-In	5 Dock, 6 Drive-In	<b>10 Dock, 10 Drive-In</b>
Number of Tenants <sup>[1]</sup>	4	3	<b>7</b>

<sup>[1]</sup>Timbertown Building Centre has occupancy in both properties

## INVESTMENT HIGHLIGHTS

### FLEX INDUSTRIAL

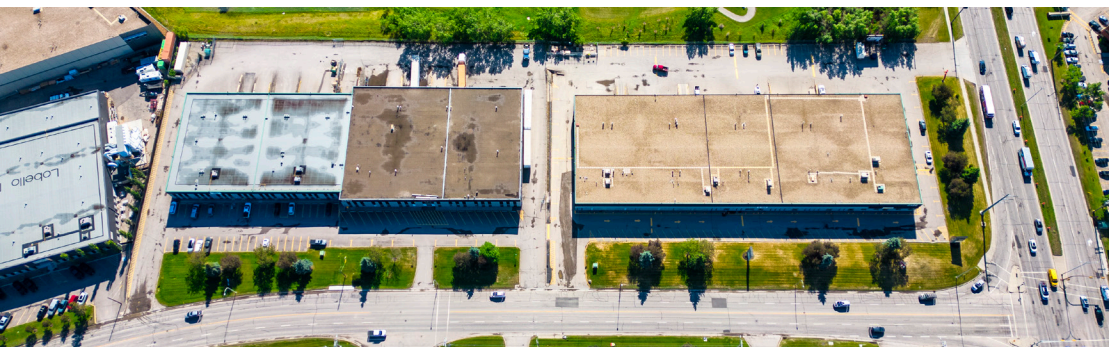
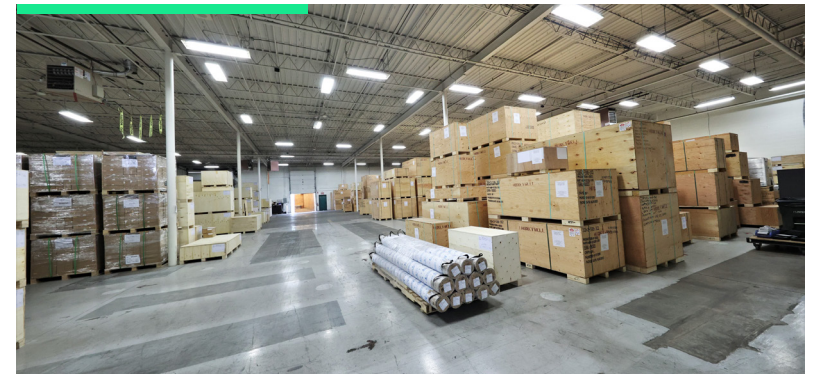
100% leased with an average bay size of 16,401 SF. The Property provides access to both dock and drive-in loading appealing to a wide range of tenancies

### INSTITUTIONAL MANAGEMENT

Over \$1.7M of capital improvements have been made to the buildings, including the replacement of siding, cladding, painting, asphalt and roof

### STRATEGIC LOCATION WITH CURB APPEAL

Excellent curb appeal along the high traffic 32<sup>nd</sup> Avenue NE corridor with immediate access to Deerfoot Trail. The Property has direct exposure to over 49,000 vehicles per day





### DRIVE TIMES

Downtown Core	17 minutes
Calgary International Airport	13 Minutes
Deerfoot Trail	3 Minutes

PETER LOUGHEED HOSPITAL  
**Costco**  
 WHOLESALE  
**SUNRIDGE**

**earls**  
 KITCHEN + BAR  
 JOEY RESTAURANTS  
**wholesale club**

CALGARY LOCK & SAFE  
**Auto Value**  
 SKIP EXPRESS LANE  
 Parts Stores

**Tim Hortons**  
 crafts 8 cellera  
 MINUTE SHOPPER'S & BRAKES  
 RBC

MCCALL LAKE GOLF COURSE

32ND AVENUE NE (49,000 VPD)

DEERFOOT TRAIL NE (173,000 VPD)

12TH STREET NE



3420  
3440



12<sup>TH</sup> STREET NE, CALGARY, AB

## OFFERING PROCESS

3420 & 3440 12<sup>th</sup> Street NE is being offered for sale without a list price or bid date. 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 will respond to offers as received but reserves the right to set a bid date.

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**C A L G A R Y**

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