

RARE OWNER/OCCUPIER  
OPPORTUNITY

2735

39TH AVENUE NE

CBRE



# THE OFFERING

CBRE's National Investment Team – Calgary ("CBRE" or the "Advisor") is pleased to offer for sale a 100% freehold interest in 2735 39<sup>th</sup> Avenue NE (the "Property"), a 3-storey suburban office building with a total gross building area of 59,675 SF and is situated on a 2.2-acre site with 174 stalls, providing an ample parking ratio of 1 stall per 339 SF. The Property provides excellent opportunity for prospective investors with a building that is significantly below replacement cost and is strategically located in Calgary's Horizon business node, with convenient access to major transportation thoroughfares including Barlow Trail, McKnight Boulevard, Deerfoot Trail and the Stoney Trail ring road.

# INVESTMENT HIGHLIGHTS

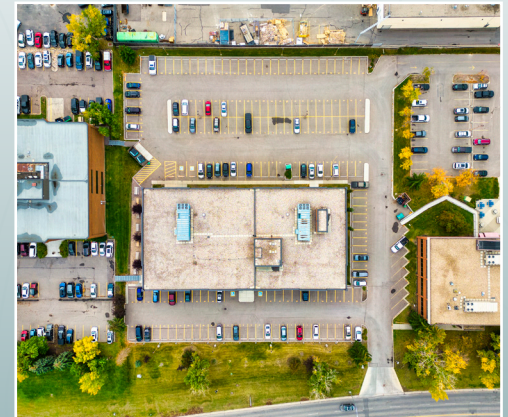
- + Excellent opportunity to acquire a 3-storey suburban office building significantly below replacement cost, located in Calgary's Horizon business node
- + The Property offers 59,675 SF of gross building area with average floorplates of 19,892 SF, providing flexible demising options
- + Convenient access to major transportation thoroughfares including Barlow Trail, McKnight Boulevard, Deerfoot Trail and the Stoney Trail ring road

# OFFERING PROCESS

2735 39<sup>th</sup> Avenue NE is being offered for sale without a list price and without a fixed date for the submission of expressions of interest to purchase. 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.

# PROPERTY DETAILS

|                      |  |
|----------------------|--|
| Municipal Address    | 2735 39 <sup>th</sup> Avenue NE, Calgary, AB         |
| Year Built           | 1980   |
| Land Use Designation | I-B (Industrial Business)                            |
| Site Size            | 95,594 SF (2.2 Acres)                                |
| Storeys              | 3 Storeys  |
| Gross Building Area  | 59,675 SF  |
| Average Floor Plate  | 19,892 SF  |
| Parking              | 174 Surface Parking Stalls (2.9 Stalls per 1,000 SF) |
| Property Tax         | \$83,664 (2023)                                      |



**CALGARY  
INTERNATIONAL  
AIRPORT**

MCKNIGHT/WESTWINDS  
LRT STATION

Walmart Canada Logistics

WHITEHORN  
LRT STATION

MCKNIGHT BOULEVARD NE (56,000 VPD)

36<sup>TH</sup> STREET NE (29,000 VPD)

2735 39<sup>TH</sup> Avenue NE

39<sup>TH</sup> AVENUE NE

37<sup>TH</sup> AVENUE NE

Country Inn & Suites

Cactus Club

A&W

Tim Hortons

Bloomex Calgary

Chicago Deep Dish Pizza

Hampton Inn & Suites

Burger King

26<sup>TH</sup> STREET NE

Cattle Baron Steakhouse

McDonald's

Riviera Plaza Hotel

Sheraton Cavalier Hotel

Wendy's

BARLOW TRAIL NE (37,000 VPD)

32<sup>ND</sup> AVENUE NE (24,000 VPD)

Shaw Campus

Chipotle

# 2735

39TH AVENUE NE

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**CBRE**

National Investment Team

CALGARY

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