

3444 32ND AVENUE NE

CBRE

HIGH PROFILE RETAIL DEVELOPMENT SITE



THE OFFERING

CBRE's National Investment Team – Calgary ("CBRE") is pleased to offer for sale a 100% freehold interest in 3444 32nd Avenue NE (the "Property"), a 7,850 SF freestanding retail building located along the busy 32nd Avenue NE corridor. The Property sits on a 2.25-acre site, providing easy access, and potential for further development in the future. The Vendor is flexible regarding occupancy terms and is willing to provide sale lease back options. The Property is being offered for sale on a clear title basis.

INVESTMENT HIGHLIGHTS

HIGH EXPOSURE LOCATION

Strategically situated on the northwest corner of 34th Street and 32nd Avenue NE, a high-traffic commercial corridor with over 20,000 vehicles per day, abundant retail amenities nearby and close proximity to Peter Lougheed Hospital

EASILY ACCESSIBLE

Excellent connectivity to several major arterial routes, including Barlow Trail, Deerfoot Trail, Trans-Canada Highway and the Stoney Trail Ring Road. The Property also benefits from being within walking distance to both Whitehorn and Rundle LRT Stations

POTENTIAL DEVELOPMENT OPPORTUNITY

The dynamic location of the Property makes for an excellent future development site, providing potential holding income during the planning phases

PROPERTY DETAILS

Municipal Address	3444 32 nd Avenue NE
Legal Description	Plan 8011265; Block 11; Lot 5
Year Built	1983
Site Size	2.25 Acres (97,847 SF)
Total NRA*	7,850 SF
Existing Land Use	C-COR3f1.0h12 (Commercial - Corridor 3)
Property Tax	\$90,507
Pricing	Market
5 Year Sale-Lease-Back	Call to Discuss

* NRA is based off of the 2023 Assessment





DOWNTOWN CALGARY

Cineplex Sunridge

RONA

Costco

Toys "R" Us

Michaels

Emerald Hotel

Sheraton Cavalier Hotel

32ND AVENUE NE (20,000 VPD)

Peter Lougheed Hospital

Part Source

Sunridge Nissan

Sunridge Mazda

Chipotle

Staples

29TH STREET NE

Memory Express

Sobeys

Nandos

Taco Bell

32ND STREET NE

Kal Tire

Treehouse Indoor Playground

345 FEET

315 FEET

Value Village

315 FEET

345 FEET

LRT STATION

Scotiabank

34TH STREET NE



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// OFFERING PROCESS

3444 32nd Avenue NE 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.

Contact Us

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National Investment Team
C A L G A R Y

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