

AULL BLOCK

205/207/211A 12th Avenue SW &
1201 - 1209 1st Street SW, Calgary, AB

THE OFFERING

CBRE Limited (“CBRE”) is pleased to present an exceptional opportunity to acquire a 0.48 acre corner site located in the heart of the Beltline district. Aull Block (the “Property” or “Properties”) is an amalgamation of five properties that have a total NRA of 25,090 SF and a strong occupancy rate of 97%. The Properties are comprised of one multi-family building and four high-street front retail buildings that provide remarkable holding income with further upside in rents. The Properties hold 290 feet of prominent frontage along 12th Avenue SW and 1st Street SW and benefit from its irreplaceable location at the centre of the trendy 1st Street SW retail corridor.

PROPERTY DETAILS

INVESTMENT HIGHLIGHTS



Significant multi-family rental upside, in one of Canada’s most active residential markets



Irreplaceable, corner location with high exposure. The Properties are located in the centre of the trendy 1st Street SW corridor



Strong holding income with 100% commercial occupancy and 91% residential occupancy



Located within a 10-minute walk from the Victoria Park/Stampede LRT station and within a 4-minute walk to the future Centre Street and 11th Avenue SW Green Line LRT Station



Current land-use permits 5.0 FAR, with bonusing up to 9.0 FAR

Municipal Addresses	211A 12 th Avenue SW	1201-1205 1 st Street SW 205 & 207 12 th Avenue SW	1207 1 st Street SW	1209 1 st Street SW	Total
Property Type	Multi-family and Street Front Retail	Street Front Retail	Street Front Retail	Street Front Retail	-
NRA	22 Residential Units (7,294 SF) 1 Retail CRU (1,195 SF)	5,741 SF	4,689 SF	6,171 SF	25,090 SF
Occupancy	91% (Residential) 100% (Commercial)	100%	100%	100%	97%
Site Size (SF)	7,004 SF	6,893 SF	3,619 SF	3,499 SF	21,015 SF
Site Size (Acres)	0.16 Acres	0.16 Acres	0.08 Acres	0.08 Acres	0.48 Acres
Land Use Designation	CC-MH	CC-COR	CC-COR	CC-COR	CC-MH and CC-COR
Current Max FAR	9.0	9.0	9.0	9.0	9.0
Potential Density at Max FAR	63,036 SF	62,037 SF	32,571 SF	31,491 SF	189,135 SF



3RD STREET SW

2ND STREET SW

13TH AVENUE SW

12TH AVENUE SW

1ST STREET SW

AULL

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OFFERING PROCESS

Aull Block 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. The Vendor reserves the right to select a fixed date for the submission of expressions of interest to purchase the Property in the future without notice.

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National Investment Team

C A L G A R Y

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