



7317 12th Street SE

FULLY-LEASED, FLEX-INDUSTRIAL OPPORTUNITY

CBRE

The Offering

CBRE Limited (“CBRE” or the “Advisor”) is pleased to present for sale a 100% freehold interest in 7317 12th Street SE (the “Property”), a multi-tenant flex-industrial building with a total net rentable area of 16,441 SF. The Property is situated on a 0.73-acre site (31,767 SF) and is I-C zoned (Industrial Commercial), providing for a wide array of light industrial and retail uses. Located immediately adjacent to Deerfoot Meadows and Heritage Towne Centre, the Property is surrounded by abundant retail amenities and has convenient access to major thoroughfares including Deerfoot Trail, Blackfoot Trail and Glenmore Trail.

Property Details

Municipal Address	7317 12 th Street SE, Calgary, AB
Year Built	1994
Total NRA	16,441 SF
Land Use Designation	I-C (Industrial Commercial)
Site Size	31,767 SF (0.73 Acres)
Occupancy	100%



Investment Highlights



Excellent opportunity to acquire a flex-industrial building located in Calgary's East Fairview Industrial node, immediately adjacent to the busy Heritage Towne Centre and Deerfoot Meadows Shopping Mall



Fully-leased to three tenants with bay sizes ranging from 3,040 SF to 8,801 SF



Convenient access to major transportation thoroughfares including Blackfoot Trail, Glenmore Trail and Deerfoot Trail



DOWNTOWN CALGARY

BLACKFOOT TRAIL (58,000 VPD)

GLENMORE TRAIL (112,000 VPD)

DEERFOOT TRAIL (132,000 VPD)

Trail Appliances

Leon's Furniture

Benny's Breakfast Bar

Revolve Furnishings

European Market Deli & Produce

VCA Animal Referral & Emergency Centre

11TH STREET SE (24,000 VPD)

Gymnastics Gym Club

12TH STREET SE

The Bridal Centre Calgary



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Offering Process

7317 12th Street SE 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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