



808
67th Avenue SW

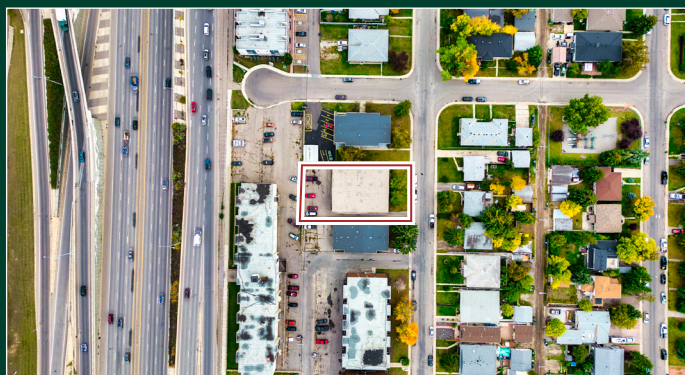
CBRE

The Offering

CBRE Limited ("CBRE" or the "Advisor") is pleased to present an exceptional opportunity to acquire a 100% freehold interest in 808 67th Avenue SW (the "Property"), a two-storey, walk up multi-residential property with 11, one-bedroom units averaging 626 SF. The Offering provides investors an excellent value-add opportunity with immediate access to income growth, as average rents in-place are 67% below market. Residents within the Property benefit from the convenient access to the Glenmore Reservoir, multiple restaurants and shopping establishments along the Macleod Trail corridor and to Chinook Shopping Centre.

Property Details

Municipal Address	808 67 th Avenue SW, Calgary, AB
Year Built	1965
Total # of Units	11 One-Bedroom Units
Avg. Unit Size	626 SF
Land Use Designation	M-C1
Site Size	11,326 SF (0.26 Acres)
Occupancy	100%



Investment Highlights



Excellent value-add opportunity with average rents in-place being 67% below market



Situated on a 0.26-acre (11,326 SF) parcel with dedicated surface parking stalls for the tenants



Conveniently located with easy access to abundant amenities including the Glenmore Reservoir, Chinook Shopping Centre and various retail establishments along the high-traffic Macleod Trail corridor



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Offering Process

808 67th Avenue SW 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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C A L G A R Y

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