

2220 - 32ND AVENUE NE

CALGARY, AB

National Investment Team
CALGARY





THE OFFERING

CBRE's National Investment Team – Calgary (“CBRE”), is pleased to offer for sale a 100% freehold interest in 2220 32nd Avenue NE (the “Property” or “Offering”). 2220 32nd Avenue NE is a multi-tenant small-bay industrial building with a total net rentable area of 63,676 SF. The Property is 100% leased to a diverse tenancy mix with excellent exposure characteristics along 32nd Avenue NE. The Property offers tenants both dock and drive-in loading access, as well as an abundance of surface parking for staff and clientele. The Property is being offered for sale on a clear title basis.

INVESTMENT HIGHLIGHTS

- + 100% leased with an average bay size of 7,950 SF. The Property provides access to both dock and drive-in loading doors, appealing to a wide range of tenancies
- + Excellent exposure characteristics along the high-traffic corridor of 32nd Avenue NE. The Property has direct exposure to over 30,000 vehicles per day
- + Immediate access to Deerfoot Trail and Barlow Trail NE

PROPERTY DETAILS

Municipal Address	2220 32 nd Avenue NE
NRA (SF)	63,676 SF
Year Built	1976
Occupancy (%)	100%
Land Use	I-G (Industrial - General)
Site Size	3.21 Acres
Clear Height	20'
Loading	8 Dock Doors & 3 Drive-In Doors
Number of Tenants	5



CALGARY INTERNATIONAL AIRPORT

MCKNIGHT BOULEVARD NE (50,000 VPD)

MCCALL LAKE GOLF COURSE

19th STREET NE

23rd STREET NE

BARLOW TRAIL NE (37,000 VPD)

VRCORE

Vivaan's Yummies

Coco Brooks



Subway

Earls Kitchen + Bar

32nd AVENUE NE (37,000 VPD)

Cloverdale Paint

Popeye's Supplements

Monster Mini Golf

The Locked Room

JOEY Barlow

Axe Games

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OFFERING PROCESS

The Property is being offered for sale without a list price or bid date. 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 will respond to offers as received but reserves the right to set a bid date.

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