



CBRE

3500 - 19TH STREET 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 3500 19th Street NE (the “Property” or “Offering”). The Property is a single-tenant industrial building with a total net rentable area of 56,132 SF. The Property is 100% leased to a favourable single-tenant and offers excellent exposure characteristics along 19th Street NE. The Property offers 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 to a favourable single tenant
- + 9 Dock Doors and 1 Drive-In Door, with ample surface parking available
- + Immediate access to 32nd Avenue NE, Deerfoot Trail and Barlow Trail NE

PROPERTY DETAILS

Municipal Address	3500 19 th Street NE
NRA (SF)	56,132 SF
Year Built	1976
Occupancy (%)	100%
Land Use	I-G (Industrial - General)
Site Size	3.16 Acres
Clear Height	20'
Loading	9 Dock Doors & 1 Drive-In Door
Number of Tenants	1

DOWNTOWN CALGARY



DEERFOOT TRAIL (182,000 VPD)

Cloverdale Paint

Top Brass Restaurant

Axe Games

Chinook Cheese

Vivaan's Yummies

MCCALL LAKE GOLF COURSE

Popeye's Supplements

Coco Brooks

VRCORE

The Locked Room

Monster Mini Golf

32ND AVENUE NE (37,000 VPD)

Subway

19TH STREET NE



3500 - 19TH STREET NE

CALGARY, AB

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.

Contact Us

Duncan MacLean
Executive Vice President
+1 403 750 0800
duncan.maclean@cbre.com

Richie Bhamra
Executive Vice President
+1 403 303 4569
richie.bhamra@cbre.com

Geoff Mar
Senior Vice President
+1 403 750 0512
geoff.mar@cbre.com

Tyler Allen
Vice President
+1 403 750 0521
tyler.allen@cbre.com

Drew Redekopp
Senior Associate
+1 403 750 0504
drew.redekopp@cbre.com

Austin Croft
Senior Financial Analyst
+1 403 716 2344
austin.croft@cbre.com

Thomas Lee
Senior Financial Analyst
+1 403 716 2346
thomaslee@cbre.com

Aaron Seyoum
Financial Analyst
+1 403 750 0801
aaron.seyoum@cbre.com

Meagan Pitre
Marketing Specialist
+1 403 294 5703
meagan.pitre@cbre.com

CBRE

National Investment Team
CALGARY

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.

www.nitcalgary.com