

1707 32ND STREET SW
CALGARY, AB



1502 & 1508 22ND AVENUE NW
CALGARY, AB



SHAG32 & CAPITOL HILL

Two,
Newly-Constructed,
8-Unit, Inner-City
Townhouse Developments

National Investment Team
CALGARY

CBRE

THE OFFERING

CBRE's National Investment Team – Calgary ("CBRE"), is pleased to present an exceptional opportunity to acquire a 100% freehold interest in SHAG32 & Capitol Hill (collectively the "Properties", or the "Offering"). The Offering includes two, newly-constructed, 8-unit townhouse developments located in the prominent inner-city communities of Shaganappi and Capitol Hill and features an equal, spacious unit mix of one and three bedrooms units. The Properties are currently under construction and is expected to be completed by Q4 2024. The Offering is available for sale as a portfolio as well as on an individual basis.

INVESTMENT HIGHLIGHTS



Excellent opportunity to acquire two, newly constructed townhouse developments located in Calgary's desirable inner-city communities of Shaganappi and Capitol Hill



Each townhouse development is comprised of 8 units, featuring a spacious and thoughtful unit mix of 4 One Bedroom and 4 Three Bedroom Units



Convenient vehicular and public transportation access. The Westbrook LRT Station is located immediately west of SHAG32. Furthermore, the SAIT/ACAD/Jubilee LRT Station is located a short distance south of Capitol Hill



Assumable CMHC debt in-place, providing prospective purchasers with favourable LTV and amortization period




PROPERTY DETAILS

SHAG32


Municipal Address	1707 32 nd Street SW, Calgary, AB			
Property Type	Two-Storey Townhouse			
Construction	Wood Frame			
Estimated Completion	2024			
Land Use	M-C2			
Total Site Size	6,273 SF (0.14 Acres)			
Number of Residential Units	8 Units			
Suite Mix	Suite Type	# Of Units	Unit Mix	Avg. Unit Size
	1 Bedroom	4	50%	481 SF
	3 Bedroom	4	50%	1,240 SF
	Total	8	100%	861 SF
Parking	4 Stalls			
Laundry	In-Suite			

COMMUNITY AMENITIES


10-Minutes to the Walmart & Safeway-Anchored Westbrook Shopping Centre




Located Immediately Across the Underground Westbrook LRT Station



Walking Distance to Abundant Green Spaces, Walking Pathways & Parks



Direct Access to 17th Avenue Retail & Entertainment District



DEMOGRAPHICS


Demographics	2KM Radius
Population (2023)	36,853
Projected Population Change (2018 - 2023)	6.3%
Largest Population C% (Between 25 & 34 Years)	19%
Rented Dwellings	45%
Average Household Income	\$141,556
Educational Attainment (Bachelor or Higher)	43%

CAPITOL HILL


Municipal Address	1502 - 1508 22 nd Avenue NW, Calgary, AB			
Property Type	Two-Storey Townhouse			
Construction	Wood Frame			
Estimated Completion	2024			
Land Use	R-C2			
Total Site Size	12,001 SF (0.28 Acres)			
Number of Residential Units	8 Units			
Suite Mix	Suite Type	# Of Units	Unit Mix	Avg. Unit Size
	1 Bedroom	4	50%	633 SF
	3 Bedroom	4	50%	1,810 SF
	Total	8	100%	1,222 SF
Parking	8 Stalls (Detached Garage: 6 Stalls/Parking Pad: 2 Stalls)			
Laundry	In-Suite			

COMMUNITY AMENITIES


Walking Distance to Abundant Green Spaces, Walking Pathways & Parks



5-Minute Commute to SAIT, UofC & the Safeway-Anchored North Hill Shopping Centre



Abundant Retail Amenities Along 16th Avenue NW/ Trans-Canada Highway



DEMOGRAPHICS

Demographics	2KM Radius
Population (2023)	33,709
Projected Population Change (2018 - 2023)	6.7%
Largest Population C% (Between 25 & 34 Years)	19%
Rented Dwellings	44%
Average Household Income	\$157,466
Educational Attainment (Bachelor or Higher)	52%

SHAG32

TD BANK

WENDYS

DOLLARAMA

WALMART

MCDONALDS

17TH AVENUE SW RETAIL & ENTERTAINMENT DISTRICT

45TH STREET LRT STATION

SHOPPERS DRUG MART

CALGARY ARTS ACADEMY

WESTBROOK MALL

WESTBROOK LRT STATION

33RD STREET SW

WESTBROOK LRT STATION LIBRARY

SHAG32

14TH AVENUE SW

32ND STREET SW

Drive Times

Westbrook Shopping Centre (Walmart & Safeway)	1 Minute
Killarney Aquatic Recreation Centre	2 Minutes
Downtown Commercial Core	7 Minutes
University of Calgary	9 Minutes
Alberta Children's Hospital & Foothills Medical Centre	12 Minutes
YYC International Airport	26 Minutes

CAPITOL HILL

CONFEDERATION PARK

EARLS

SAIT & ACAD

SOUTHERN JUBILEE AUDITORIUM

NORTH HILL SHOPPING CENTRE

SAFeway

DOLLARAMA

WINNERS

Boston Pizza

SHOPPERS DRUG MART

Tim Hortons

TRANS-CANADA HIGHWAY

STARBUCKS

PETRO CANADA

CAPITOL HILL

CAPITOL HILL COMMUNITY CENTRE

14TH STREET NW

22ND AVENUE NW

Drive Times

North Hill Shopping Centre (Safeway)	4 Minutes
University of Calgary & SAIT College	5 Minutes
Downtown Commercial Core	7 Minutes
Alberta Children's Hospital & Foothills Medical Centre	10 Minutes
YYC International Airport	17 Minutes

SHAG32 & CAPITOL HILL

OFFERING PROCESS

The Properties are being offered for sale without a list price. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Properties.

The Vendor is now prepared to respond to expressions of interest to purchase the Properties as they are received by CBRE. The Vendor reserves the right to establish a specific date for the submission of expressions of interest to purchase the Properties at any time during the marketing process without notice.

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