



SHAG32 & CAPITOL HILL

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

National Investment Team



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.

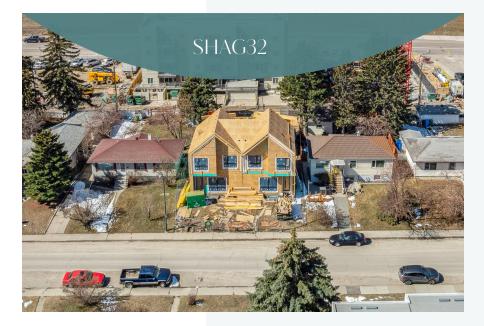
INVESTMENT HIGHLIGHTS

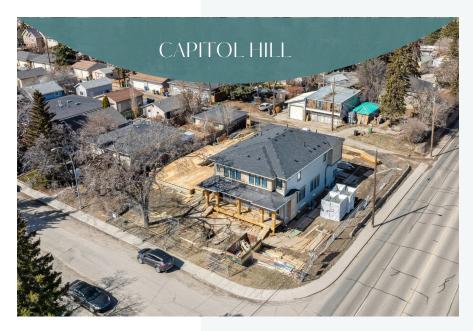
Excellent opportunity to acquire two, newly constructed townhouse developments located in Calgary's desirable inner-city communities of Shaganappi and Capitol Hill

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



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%

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



5-Minute Commute to SAIT, UofC & the Safeway-Anchored North Hill Shopping Centre Abundant Retail Amenities Along 16th Avenue NW/ Trans-Canada Highway

CAPITOL HILL



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%



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

CAPITOL HILL



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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CRRE

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