

National Investment Team
CALGARY



33RD STREET APARTMENTS

1710 33RD STREET SW, CALGARY, AB



23-Unit Apartment Complex Strategically Located Near
17th Avenue SW, Bow Trail and the Westbrook Shopping Centre

CBRE

THE OFFERING

CBRE's National Investment Team – Calgary is pleased to present for sale the opportunity to acquire a 100% interest in 33rd Street Apartments located at 1710 33rd Street SW, Calgary, Alberta (the "Property").

33rd Street Apartments is an attractive 23-unit apartment complex exceptionally located in Calgary's Shaganappi Community. Directly across the street from the Property is the Westbrook LRT Station, Westbrook Shopping Centre which includes Walmart Supercentre, Westbrook Public Library, Starbucks, Sport Chek, Dollarama, BMO and multiple other national, regional and local tenants. The Property is situated between 17th Avenue SW and Bow Trail, providing tenants immediate access to two major thoroughfares. The four storey wood-frame construction Property, offers a strong unit mix including 3 one-bedroom units, 18 two-bedroom units and 2 large three-bedroom units. The large unit sizes range between 787 SF and 1,150 SF, and average over 905 SF, catering to a wide range of tenant demographics. The Property also includes 19 underground stalls and 4 surface stalls located on the east side of the building.

PROPERTY DETAILS

23
UNITS

905 SF
AVERAGE UNIT SIZE

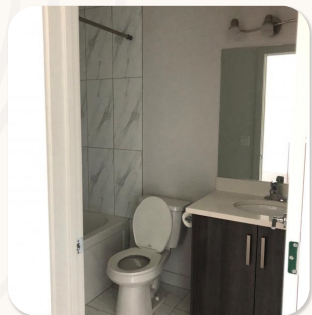
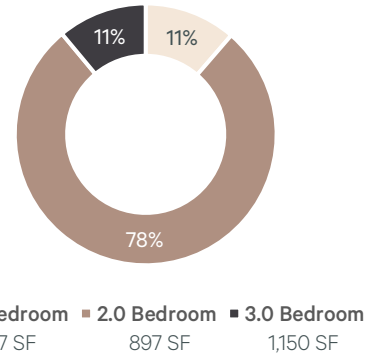
100%
OCCUPANCY

19 & 4
UG & SURFACE PARKING STALLS

\$367,069
IN-PLACE NOI

\$457,387
STABILIZED NOI

UNIT MIX



PHOTOS

INVESTMENT HIGHLIGHTS



EXCEPTIONAL LOCATION

- + Well-located in the south west community of Shaganappi just 5 minutes from the Downtown Core
- + Directly across the street from the Westbrook LRT Station, the Westbrook Shopping Centre which includes Walmart Supercentre, Safeway grocery store and multiple national and local retailers
- + Convenient access to major thoroughfares including 17th Avenue SW and Bow Trail SW



UNIT MIX AND CONSTRUCTION

- + Wood frame construction with underground parkade that was built in 2017
- + Spacious and unique mix of one, two and three-bedroom units with an average unit size of 905 SF
- + 19 underground parking stalls and 4 surface stalls



INVESTMENT UPSIDE

- + The Property is currently 100% occupied at below market rental rates of \$2,090
- + Market rents based on comparable properties are \$2,297 or 10% higher providing significant upside upon lease expiration
- + Parking and pet revenue is currently offered free of charge allowing for future miscellaneous revenue growth



SARCEE TRAIL

WESTBROOK SHOPPING CENTRE

SPORT CHEK STARBUCKS BMO

SAFeway

Jubilations

bbq CHICKEN

WALMART

7 ELEVEN

bbq CHICKEN

DOLLARAMA

SHOPPERS DRUG MART

37TH STREET SW

BOSTON PIZZA

SHAGANAPPI GOLF COURSE

BOW TRAIL



WESTBROOK LRT STATION

WESTBROOK LRT STATION LIBRARY

33RD STREET SW

17TH AVE

Demographics	1km Radius	3km Radius
2023 Population	14,256	95,007
Population Change (2018-2023)	8.0%	6.7%
Projected Population Change (2023 - 2028)	6.0%	8.1%
Rented Dwellings	54%	44%
2023 Household Income	\$122,560	\$145,583

Drive Times	
Closest Grocery Stores (Walmart & Safeway)	1 Minute
Westbrook LRT Station	1 Minute
Green Space & Recreation Fields	2 Minutes
Downtown Calgary	5 Minutes
Foothills Medical Centre	8 Minutes
Chinook Centre	13 Minutes
YYC International Airport	29 Minutes



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OFFERING PROCESS

1710 33rd Street Apartments is 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 Property.

The Vendor is now prepared to respond to expressions of interest to purchase the Property 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 Property at any time during the marketing process without notice.

Contact Us

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