

EXCELLENT OPPORTUNITY TO ACQUIRE A 6-STOREY OFFICE BUILDING IN THE HEART OF CALGARY'S 17TH AVENUE RETAIL & ENTERTAINMENT DISTRICT

FOR SALE

TOOLE PEET

INSURANCE BUILDING

1135 17TH AVENUE SW &
1713 10A STREET SW

CALGARY, AB

CBRE



THE OFFERING

CBRE Calgary ("CBRE" or the "Advisor") is pleased to offer for sale a 100% freehold interest in the Toole Peet Insurance Building (the "Property" or the "Offering"), located along 17th Avenue SW, one of Calgary's most prominent retail and entertainment district. The Offering features a 6-storey office building with a total net rentable area of 18,562 SF and a 6,497 SF surface parking lot. The Property is centrally located, providing convenient walkable accessibility to abundant amenities as well as easy access to major thoroughfares including 17th Avenue SW, Crowchild Trail SW and Bow Trail SW.

The Property is being offered for sale 100% vacant.

INVESTMENT HIGHLIGHTS



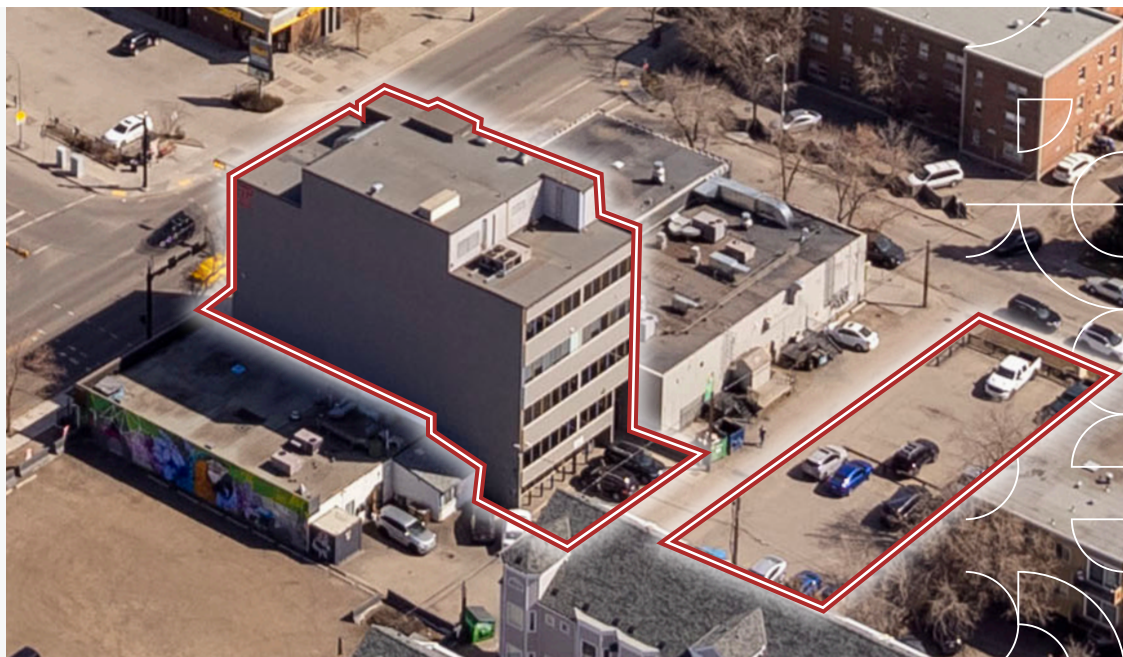
Strategically located in one of Calgary's busiest and most prominent retail & entertainment districts, home to abundant restaurants, cafes, bars and retail stores



Well maintained office building, currently owned and occupied by Lloyd Sadd Insurance (formerly Toole Peet Insurance)



Convenient ingress/egress via major thoroughfares including Crowchild Trail, 17th Avenue SW and Bow Trail



PROPERTY DETAILS

Municipal Address	1135 17 th Avenue SW & 1713 10A Street SW, Calgary, AB	
Property Type	Class "B" Suburban Office	
Year Built	1970	
Storeys	6	
Total NRA (Est.)	18,562 SF	
Occupancy	0%	
Land Use Designation	1135 17 th Avenue SW	C-CORf3.0h23
	1713 10A Street SW	M-C2
Total Site Size	1135 17 th Avenue SW	5,977 SF (0.14 Acres)
	1713 10A Street SW	6,497 SF (0.15 Acres)
	Total	12,474 SF (0.29 Acres)
Parking (Est.)	28 Surface Stalls (1 Stall per 663 SF)	

3.

TOOLE PEET INSURANCE BUILDING / CALGARY, AB



LEGEND

- Education
- Transit
- Health
- Parks
- Shopping

TOOLE PEET INSURANCE BUILDING

OFFERING PROCESS

Toole Peet Insurance Building 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

Duncan MacLean
Executive Vice President
+1 403 750 0800
duncan.macleam@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

Patrick Dea
Financial Analyst
+1 403 750 0801
patrick.dea@cbre.com

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

© 2024 CBRE Limited. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE Limited. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.nitcalgary.com

CBRE

INSURANCE

17 AVE SW