



Premier Beltline Multi-Residential Portfolio

- 2 CONCRETE BUILDINGS
- 130 UNITS

Exceptional Opportunity to
Acquire a Multi-Residential
Portfolio of 130 Units,
Centrally Located in the
Heart Calgary's Beltline



CENTRAL ON 12TH

BEAUVIEW PLACE

Proximity to Abundant
Retail Services &
17th Avenue SW



Multiple Green
Spaces, Walking
Pathways & Parks



Within Walking
Distance to
Safeway and Save-on-
Foods Grocery Stores



3-Minutes to the
Downtown Core



CALGARY CO-OP

SAFeway

CALGARY OPERA

BARB SCOTT PARK

Central on 12th

Beauview Place

LOUGHEED HOUSE

BEAULIEU GARDENS

7TH STREET SW

14TH AVENUE SW

13TH AVENUE SW

12TH AVENUE SW
6TH STREET SW

8TH STREET SW



The Offering

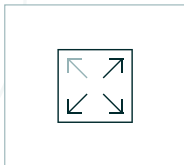
CBRE's National Investment Team – Calgary (“CBRE”), is pleased to offer for sale a 100% freehold interest in the Beltline Multi-Residential Portfolio (the “Properties”, the “Portfolio”, the “Offering”, or individually, the “Property”). The Portfolio is comprised of two, concrete, multi-residential buildings totaling 130 units, which are located within 2 city blocks from each other, in Calgary’s vibrant Beltline inner-city neighbourhood. Central on 12th features 98 units across 7-storeys, with a suite-mix comprised of one and two-bedroom units, located 1/2 a block to the Safeway grocery store and is surrounded by abundant amenities within the immediate area. Beauview Place is a 6-storey, 32-unit multi-residential complex located across Beaulieu Gardens, offering a favourable suite mix of studios, and one and two-bedroom units. The Property is also within steps to one of Calgary’s main retail & entertainment corridor of 17th Avenue SW, also known as the “Red Mile”.

Interested parties are required to execute and submit the Vendor’s form of confidentiality agreement. CBRE will then provide qualified prospective purchasers with access to detailed information on the Portfolio.

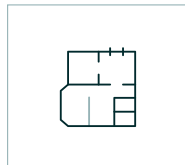
Portfolio Snapshot



2 PROPERTIES



0.86 ACRES

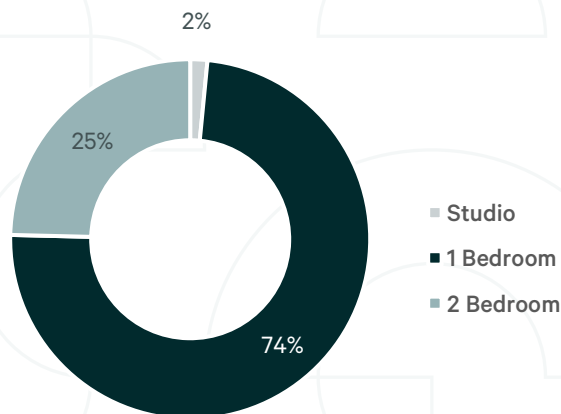


130 UNITS



601 SF
AVG. UNIT SIZE

Unit Mix



Investment Highlights



RARE OPPORTUNITY TO ACQUIRE SCALE IN ONE OF CALGARY'S MOST DESIRED NEIGHBOURHOOD

Portfolio of two, concrete multi-residential buildings totaling 130 units, situated within two city blocks from each other, making it a phenomenal opportunity to acquire scale with operating efficiencies



EXCEPTIONAL ACCESS AND CONVENIENCE

An unmatched WalkScore® of 99, Cycle Score of 97, and less than a 10-minute walk to the Downtown Core, offering flexible and convenient transportation options for residents. The immediate area offers abundant amenities including green spaces, dining & entertainment establishments, and several grocery stores



ATTRACTIVE, NEAR-TERM INCOME GROWTH

In-place rents are below market, providing prospective purchasers the ability to capitalize on Calgary’s robust multi-residential market and access market rates as existing lease terms expire



FAVOURABLE UNIT MIX

The Portfolio offers an average unit size of 601 square feet, featuring a mix of studio suites (2%), one-bedroom (74%) and two-bedroom units (25%), making it an excellent option for all renter types and demographics



RECENT, SIGNIFICANT CAPITAL UPGRADES

Significant capital improvements have been completed, including major building components, in-suite upgrades, and renovations to the common areas. 61% of the units in the Portfolio have either been partially or fully renovated

Central on 12th

725 12TH AVENUE SW, CALGARY, AB
 98 UNITS | 0.56 ACRES | 46 SURFACE & 50 UNDERGROUND STALLS | YEAR BUILT 1970



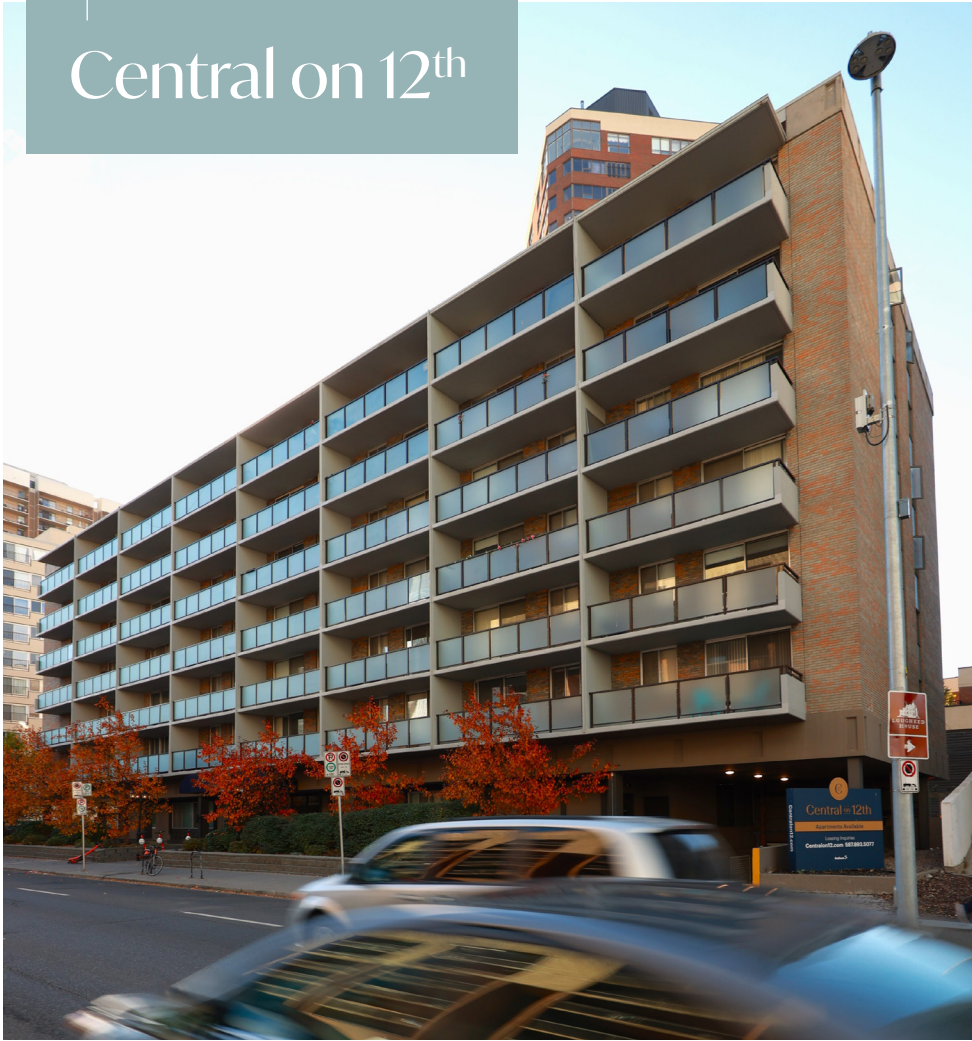
Property Details

Legal Description	Plan A1; Block 86; Lot 7 to 13 Inclusive and the West Half of Lot 14			
Construction	Concrete			
Year Built	1970			
Land Use	CC-MHX			
Total Site Size	24,394 SF (0.56 Acres)			
Storeys	7			
Suite Mix	Suite Type	# Of Units	Unit Mix	Avg. Unit Size
	1 Bedroom	84	86%	496 SF
	2 Bedroom	14	14%	821 SF
	Total	98	100%	543 SF
% Renovated	56% Full or Partially Renovated Units			
Parking	46 Surface & 50 Underground Stalls Total: 96 Stalls			
Laundry	Shared, Coinmatic			
Balconies	Yes			

Demographics

	1km Radius
2024 Population	42,507
Population Change (2019 - 2024)	24.8%
Median Age	34
2024 Avg. Household Income	\$141,872

Central on 12th



Beauview Place 703 14TH AVENUE SW, CALGARY, AB

32 UNITS | 0.30 ACRES | 12 SURFACE STALLS | YEAR BUILT 1963



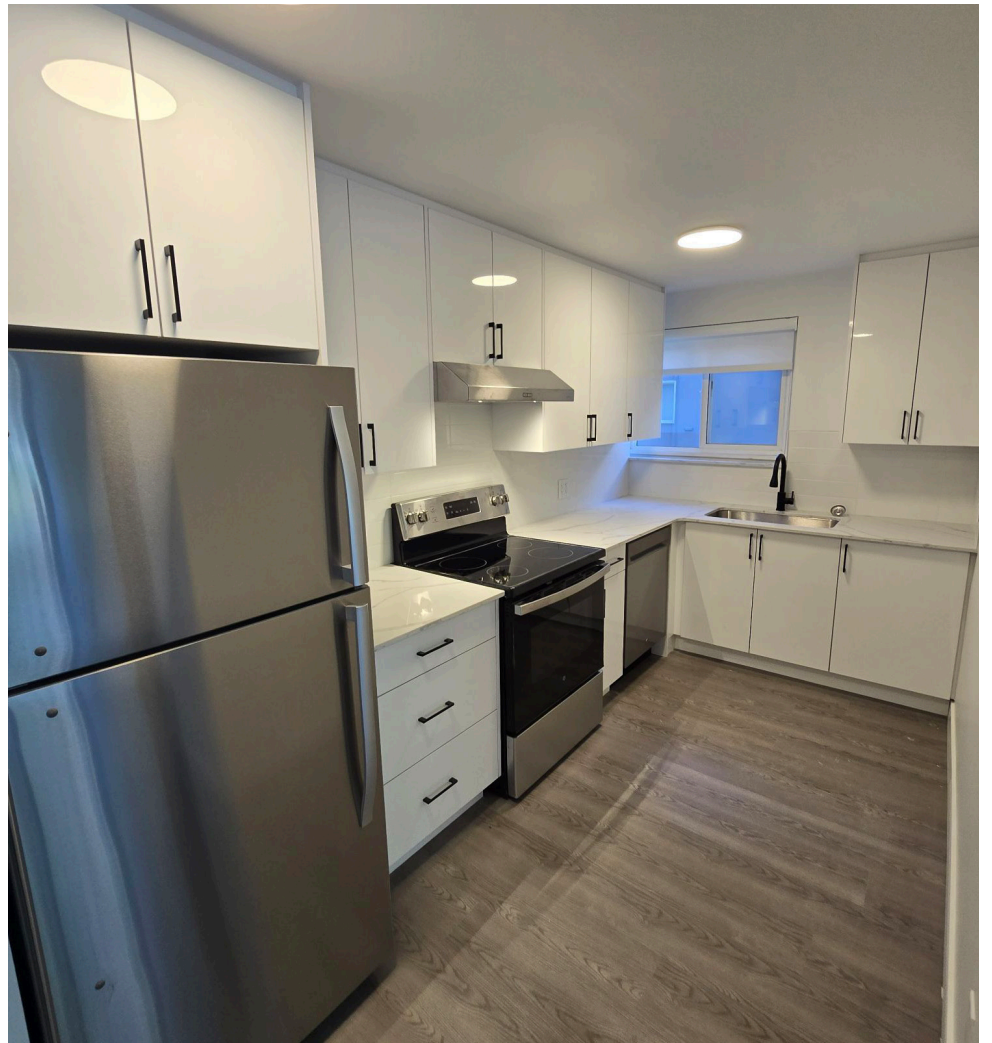
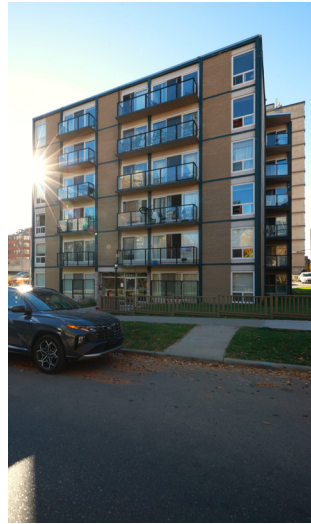
Property Details

Legal Description	Condominium Plan 7811509; Units 1-32			
Construction	Concrete			
Year Built	1963			
Land Use	DC 10Z2006			
Total Site Size	13,068 SF (0.30 Acres)			
Storeys	6			
Suite Mix	Suite Type	# Of Units	Unit Mix	Avg. Unit Size
	Studio	2	6%	416 SF
	1 Bedroom	12	38%	702 SF
	2 Bedroom	18	56%	869 SF
	Total	32	100%	778 SF
% Renovated	75% Full or Partially Renovated Units			
Parking	12 Surface Stalls			
Laundry	Shared, Coinmatic			
Balconies	Yes			

Demographics

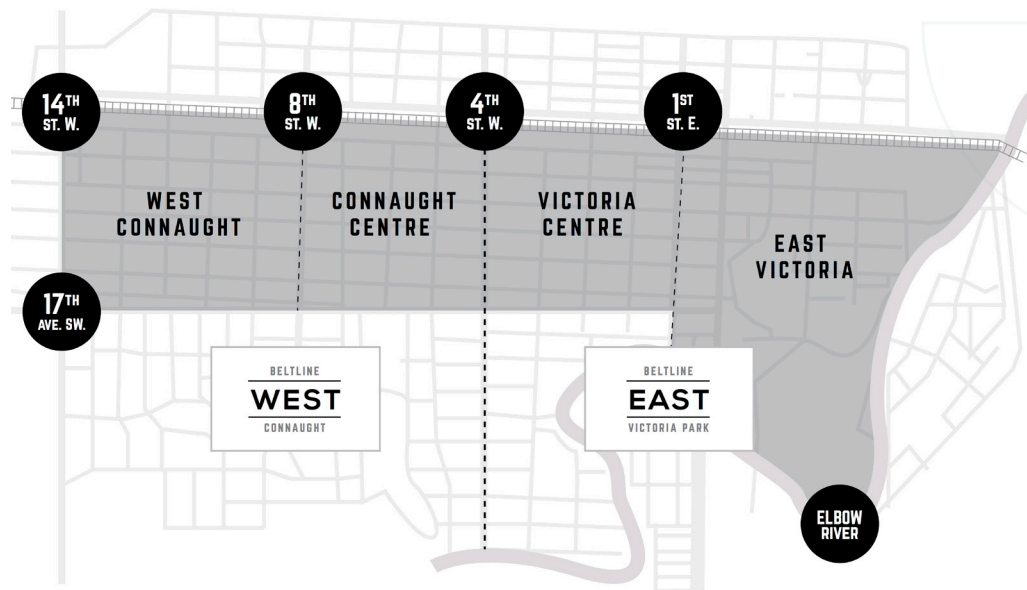
	1km Radius
2024 Population	36,208
Population Change (2019 - 2024)	23.3%
Median Age	34
2024 Avg. Household Income	\$154,218

Beauview Place



The Beltline

CALGARY'S MOST VIBRANT & ECLECTIC INNER-CITY COMMUNITY



Originally named after the Calgary Municipal Railway's Route No. 5 trolley, the Beltline was historically home to many of Calgary's first warehouses – some of which still stand today as an iconic retail space. Today, it is one of Calgary's most prominent inner-city communities, home to some of the best restaurants, cafés and bars in the country and also features a lively nightlife scene.

Located immediately south of the downtown core and spanning from 7th Street SE to 14th Street SW, the Beltline defines urban living in Calgary, filled with countless amenities, green spaces, schools and workplaces, which ultimately cater to the young demographic's live/work lifestyle.

29,038
2024 POPULATION

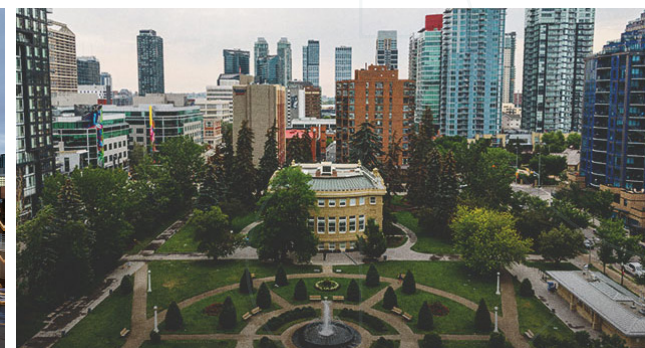
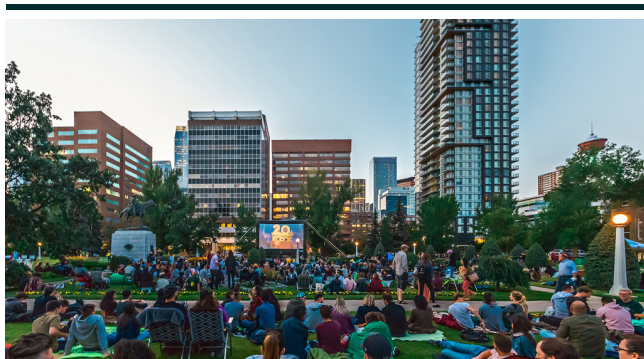
30%
5-YEAR POPULATION GROWTH

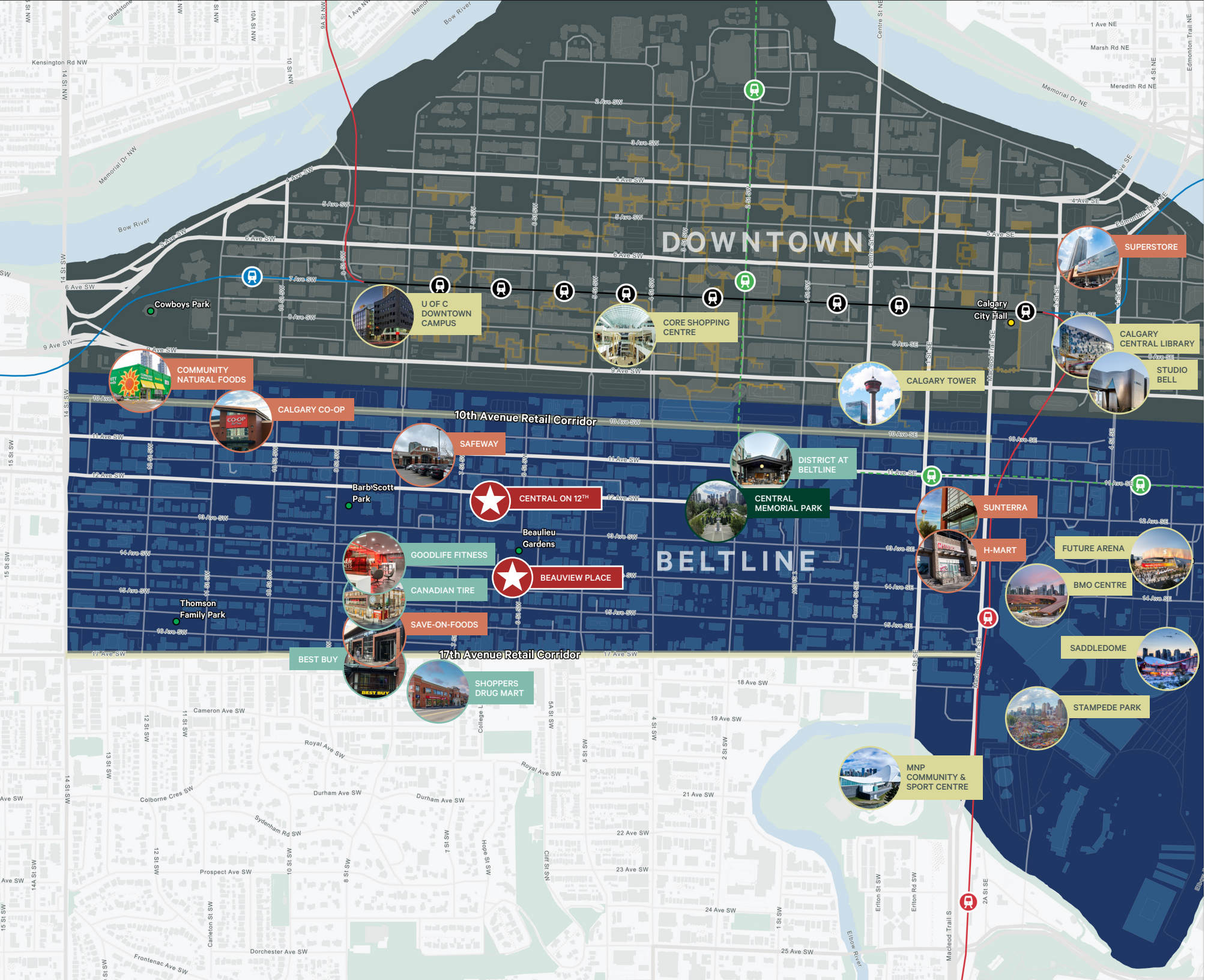
34
MEDIAN AGE

\$150,200
AVG. HOUSEHOLD INCOME

74%
OF ADULTS WITH POST
SECONDARY EDUCATION

60%
OF RESIDENTS
BETWEEN AGES
25-44





DOWNTOWN

BELTLINE

10th Avenue Retail Corridor

17th Avenue Retail Corridor

SUPERSTORE

U OF C DOWNTOWN CAMPUS

CORE SHOPPING CENTRE

Calgary City Hall

CALGARY CENTRAL LIBRARY

STUDIO BELL

COMMUNITY NATURAL FOODS

CALGARY CO-OP

SAFeway

CALGARY TOWER

DISTRICT AT BELTLINE

CENTRAL MEMORIAL PARK

SUNTERRA

H-MART

FUTURE ARENA

BMO CENTRE

CENTRAL ON 12TH

BEAUVIEW PLACE

GOODLIFE FITNESS

CANADIAN TIRE

SAVE-ON-FOODS

BEST BUY

SHOPPERS DRUG MART

SADDLEDOME

STAMPEDE PARK

MNP COMMUNITY & SPORT CENTRE

Premier Beltline Multi-Residential Portfolio

The Portfolio 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 Properties.

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

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CBRE

National Investment Team
C A L G A R Y

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