

11TH STREET FLEX INDUSTRIAL OPPORTUNITY

5011 - 5019 11TH STREET SE, CALGARY, AB

CBRE

National Investment Team
CALGARY

Prime Opportunity to Acquire Two
Flex-Industrial Buildings Centrally
Located in Calgary's Inner-City
Node of Manchester Industrial



THE OFFERING

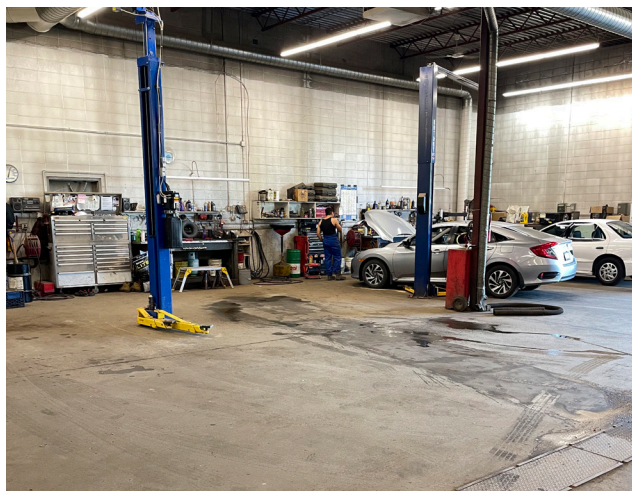
CBRE Calgary ('CBRE' or the 'Advisor') is pleased to present for sale a 100% freehold interest in 5011 - 5019 11th Street SE (the 'Properties' or the 'Offering'), comprised of two flex-industrial buildings centrally located in Calgary's inner-city industrial node of Manchester. The Properties feature a total net rentable area of 42,081 SF and is fully-leased to 9 tenants. The average In-place rents are currently 28% below market with less than 2 years of lease term remaining, making it an excellent opportunity to mark-to-market rents. The Properties also offer tenants a dedicated fenced yard and storage areas and provide efficient access to major transportation thoroughfares including Macleod Trail, Blackfoot Trail, and Deerfoot Trail.

PROPERTY DETAILS

			Total
Municipal Address	5011 - 11 th Street SE	5019 - 11 th Street SE	
Legal Description	Plan 7810349; Block 2; Lots 22 & 23	Plan 7810349; Block 2; Lots 24 & 25	-
Land Use Designation	I-G (Industrial General)		-
Year Built	1979	1977	-
Total NRA	16,881 SF	25,200 SF	42,081 SF
Total Site Size	1.42 Acres (61,733 SF)	1.26 Acres (55,081 SF)	2.68 Acres (116,814 SF)
Occupancy	100%	100%	100%
WALT	2.3 Years	1.7 Years	1.9 Years

INVESTMENT HIGHLIGHTS

- + Two flex-industrial buildings with a total net rentable area of 42,081 SF, situated on 2.7 acres of land, offering tenants a fenced yard/storage area
- + Average in-place rents are 28% below market with less than 2 years of lease term remaining, making it an excellent opportunity for investors to mark-to-market rents as existing leases expire
- + Located minutes to the 39th Avenue LRT Station and offers convenient access to major transportation thoroughfares including Macleod Trail, Blackfoot Trail, and Deerfoot Trail





DOWNTOWN CALGARY

BLACKFOOT TRAIL SE

46TH AVENUE SE

11TH STREET SE



11TH STREET

FLEX INDUSTRIAL OPPORTUNITY

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OFFERING PROCESS

5011 – 5019 11th Street SE 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 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.

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