

National Investment Team
CALGARY



FOR SALE

HORIZON WEST

2723 37TH AVENUE NE, CALGARY, AB

CBRE

THE OFFERING

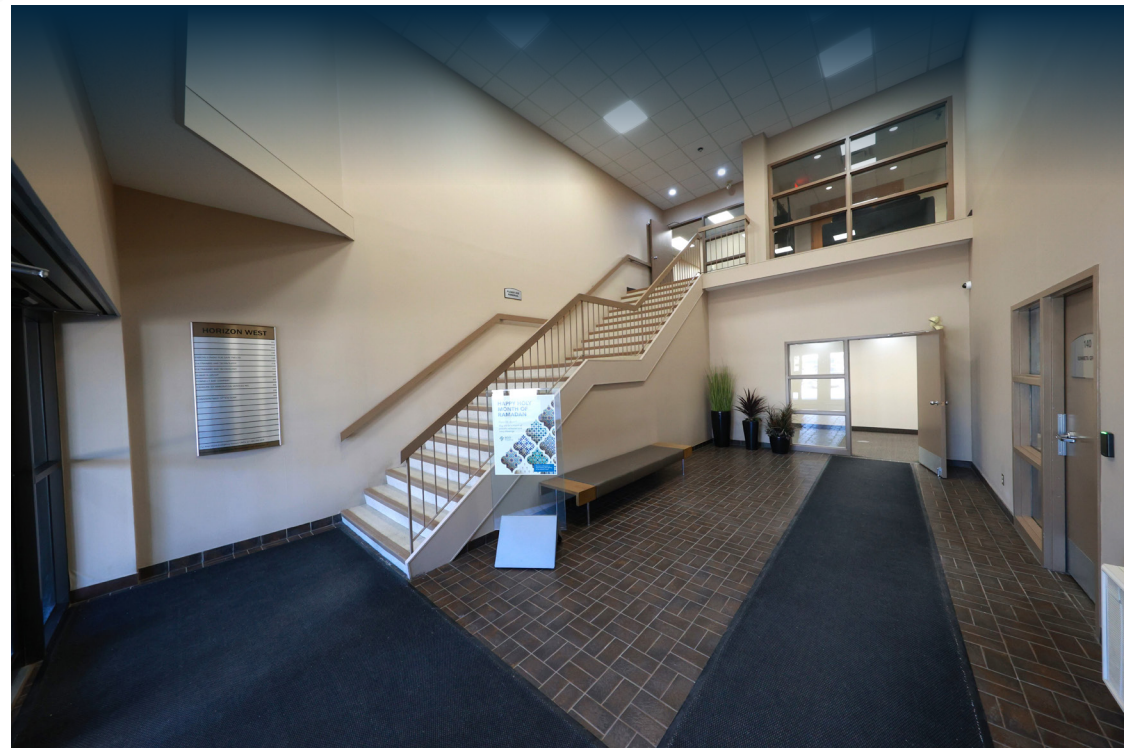
CBRE's National Investment Team – Calgary (“CBRE” or the “Advisor”) is pleased to offer for sale a 100% freehold interest in 2723 37th Avenue NE, also known as Horizon West (the “Property”). Horizon West is a 2-storey suburban office building with a total net rentable area of 52,310 SF and is situated on a 2.12-acre site with 112 surface parking stalls, providing a superior parking ratio of 2.1 stalls per 1,000 SF. The Property provides an excellent opportunity for prospective investors or owner-occupiers with a building that is significantly below replacement cost and is strategically located in Calgary's Horizon business node, with convenient access to major transportation thoroughfares including Barlow Trail, McKnight Boulevard, Deerfoot Trail and the Stoney Trail ring road.

INVESTMENT HIGHLIGHTS

- + Excellent opportunity to acquire a 2-storey suburban office building significantly below replacement cost and located in Horizon, one of Calgary's most established business nodes
- + The Property offers 52,310 SF of net rentable area with average floorplates of 26,000 SF, providing flexible demising options
- + Ample surface parking, with an above average parking ratio of 2.1 stalls per 1,000 SF
- + Convenient access to major transportation thoroughfares including Barlow Trail, McKnight Boulevard, Deerfoot Trail and the Stoney Trail ring road

PROPERTY DETAILS

Municipal Address	2723 37 th Avenue NE, Calgary, AB
Year Built	1980
Land Use Designation	I-B (Industrial Business)
Site Size	2.12 Acres (92,478 SF)
Storeys	2 Storeys
Total NRA	52,310 SF
WALT	2.8 Years
Occupancy	87%
Average Floor Plate	26,000 SF
Parking	112 Surface Parking Stalls (2.1 Stalls per 1,000 SF)
Property Tax	\$64,437



**CALGARY
INTERNATIONAL
AIRPORT**

MCKNIGHT/WESTWINDS
LRT STATION

N

WHITEHORN
LRT STATION

Walmart Canada Logistics

MCKNIGHT BOULEVARD NE (56,000 VPD)

36TH STREET NE (29,000 VPD)

39TH AVENUE NE

37TH AVENUE NE

HORIZON WEST

26TH STREET NE

Cactus Club

A&W

Tim Hortons

Burger King

BARLOW TRAIL NE (37,000 VPD)

Cattle Baron Steakhouse

McDonald's

Wendy's

Shaw Campus

32ND AVENUE NE (24,000 VPD)



HORIZON WEST

2723 37TH AVENUE NE, CALGARY, AB

OFFERING PROCESS

Horizon West is being offered for sale without a list price and without a fixed date for the submission of expressions of interest to purchase. 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 prepared to respond to expressions of interest to purchase the Property as they are received by CBRE.

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