

RECEIVERSHIP SALE



VISTA HEIGHTS

1925 & 1933 18th Avenue NE, Calgary, AB

National Investment Team
CALGARY

CBRE

THE OFFERING

CBRE Limited is pleased to offer for sale at the direction of BDO Canada Limited (the 'Receiver'), pursuant to an Order of the Court of King's Bench of Alberta (the 'Receivership'), an exclusive opportunity to acquire a 100% freehold interest in Vista Heights (the 'Property'), a 196,457 SF, Class 'A' suburban office building located at 1925 & 1933 18th Avenue NE, Calgary, Alberta. Vista Heights is comprised of one, four-storey office building with a total net rentable area of 190,932 SF, and one free-standing, two-storey office building with a total net rentable area of 5,525 SF. Situated on 4.5 acres of land, the complex is serviced by 764 parking stalls that includes underground stalls, a two-storey parkade and surface stalls leased from The City of Calgary. The Property offers unobstructed views to Downtown Calgary and has direct frontage onto the Trans-Canada Highway that experiences more than 69,000 vehicles per day.

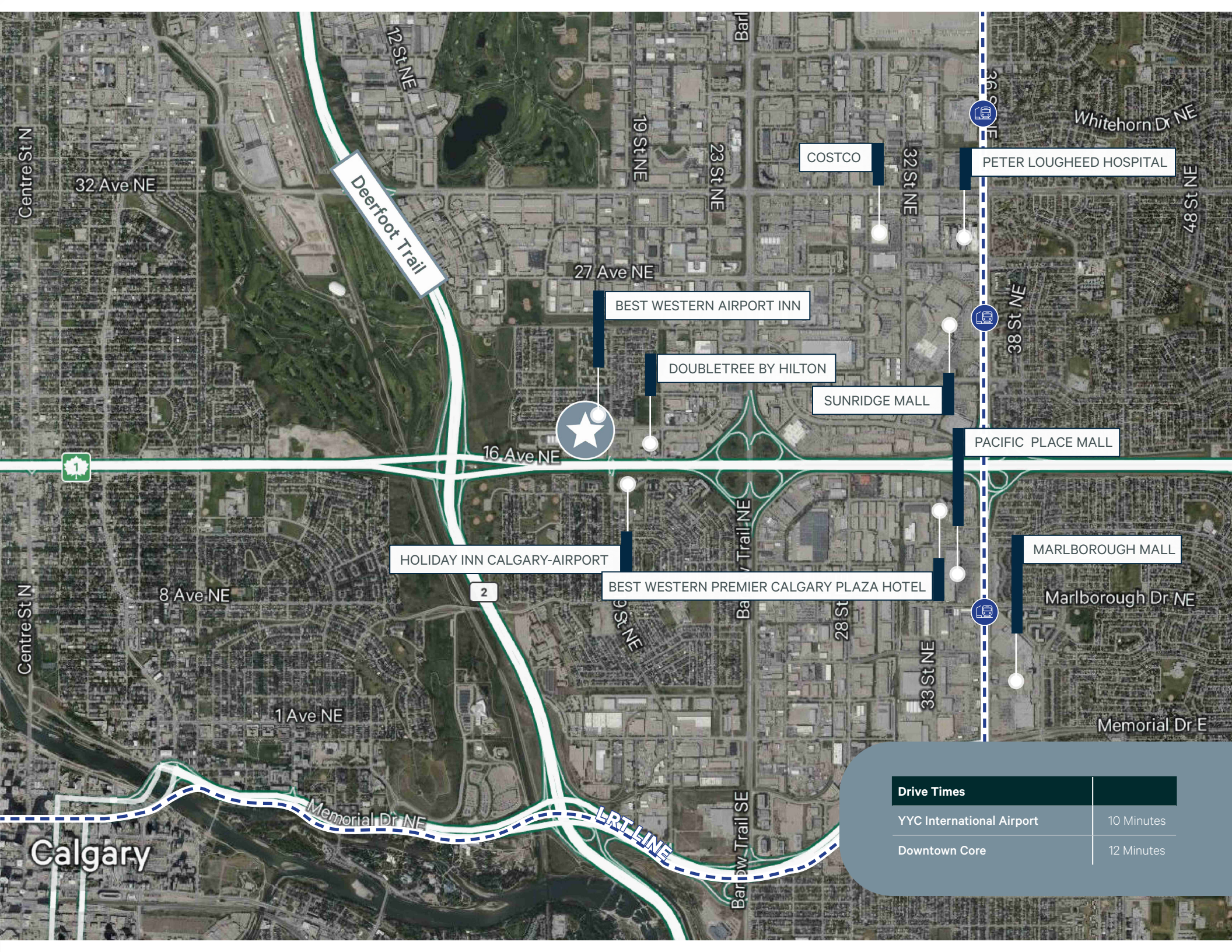
PROPERTY DETAILS

Municipal Address	1925 & 1933 18 th Avenue NE, Calgary, AB	
Legal Description	Plan 7610289; Block A; Lot 1	
Submarket	Vista Heights	
Site Size	194,510 SF (4.47 acres)	
Land Use Designation	C-COR3f1.0h12	
Total NRA	196,457 SF	
Year Built	2004	
Parking Stalls	Surface Stalls	108
	Parkade	117
	Underground	160
	Total (Excl. City Parcel)	385 (2.0 Stalls/1,000 SF)
	Land Licensed of Occupation from City of Calgary	376
	Total (Incl. City Parcel)	761 (3.9 Stalls/1,000 SF)



INVESTMENT HIGHLIGHTS

- + 196,457 SF Class 'A' suburban office that is 32% occupied with near-term expiry and priced at a significant discount to replacement cost, boding well for a potential owner-user
- + Situated on 4.5 acres of land with unobstructed views to Downtown Calgary
- + Excellent exposure and visibility from the Trans-Canada Highway, a major roadway that experiences more than 69,000 vehicles per day
- + Convenient access to major transportation thoroughfares including Deerfoot Trail, Trans-Canada Highway and the Stoney Trail Ring Road



Deerfoot Trail

BEST WESTERN AIRPORT INN

DOUBLETREE BY HILTON

SUNRIDGE MALL

PACIFIC PLACE MALL

HOLIDAY INN CALGARY-AIRPORT

BEST WESTERN PREMIER CALGARY PLAZA HOTEL

MARLBOROUGH MALL

Marlborough Dr NE

COSTCO

PETER LOUGHEED HOSPITAL

Calgary

LRT LINE

Drive Times	
YYC International Airport	10 Minutes
Downtown Core	12 Minutes

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The sale of Vista Heights is being conducted by CBRE Limited at the direction of BDO Canada Limited in its capacity as Receiver of Vista Heights Management Ltd. (“the “Receiver”) pursuant to an Order of the Court of King’s Bench of Alberta. The Property is being marketed for sale without a list price and without a fixed date for the submission of expressions of interest to purchase the Property with the Receiver not obligated to accept the highest, or any, offer for the Property. The Receiver is now prepared to accept offers to purchase the Property but may elect to establish a date for the submission of expressions of interest to purchase the Property in the future without notice.

The form of offer to purchase required by the Receiver, to be utilised for the sale of the Property, together with other detailed information regarding the Property provided by the Receiver, may be made available for review by qualified prospective purchasers having previously executed the Receiver’s form of Confidentiality Agreement in form and substance satisfactory to the Receiver in its sole discretion, by way of the CBRE NIT – Calgary ShareFile website.

Any offer to purchase is subject to the approval of The Court of King’s Bench of Alberta.

CONTACT US

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C A L G A R Y

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