

7503 35TH STREET SE

CALGARY, AB

CBRE



Rare Opportunity to Acquire
Mid-Bay Industrial in
Calgary's Inner-City Node of
Foothills Industrial

THE OFFERING

CBRE's National Investment Team – Calgary (“CBRE”), on behalf of its client Canadian Property Holdings Inc. (the “Vendor”) is pleased to offer for sale a 100% freehold interest in 7503 35th Street SE, Calgary, Alberta (the “Property”).

7503 35th Street SE is a mid-bay, multi-tenant industrial building, comprising of 8 tenants, offering a total net rentable area of 219,151 SF on a 10.4-acre site. The Property is currently 100% leased with a WALT of 2.1 years. Situated on 35th Street SE, the Property offers excellent frontage and visibility to Barlow Trail SE (27,000 VPD) and offers efficient access to major transportation thoroughfares including Deerfoot Trail, Barlow Trail, Glenmore Trail and the Stoney Trail Ring Road.

PROPERTY DETAILS

Municipal Address	7503 35 th Street SE, Calgary, AB
Total NRA	219,151 SF
Year Built	1975
Occupancy [%]	100%
Land Use	I-G (Industrial - General)
Total Site Size	454,331 SF (10.4 Acres)
Clear Height (Est.)	24'
Smallest Bay Size	8,021 SF
Number of Tenants	8
WALT (As of May 2025)	2.1 Years



INVESTMENT HIGHLIGHTS

- » Located in the centre of Calgary's most established industrial node of Foothills
- » 100% leased with contractual rental rate increases
- » Average in-place rents are 13% below market with 2.1 years of WALT remaining, making it an excellent opportunity for investors to mark-to-market rents as existing leases expire
- » Excellent exposure and access being located on Barlow Trail SE, and in close proximity to major transportation thoroughfares including Deerfoot Trail, Barlow Trail, and the Stoney Trail Ring Road



GLENMORE TRAIL (43,000 VPD)

35TH STREET SE

76TH AVENUE SE

BARLOW TRAIL SE (27,000 VPD)

7503 35TH STREET SE

CALGARY, AB

OFFERING PROCESS

The Property is being offered for sale without a list price or bid date. 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 will respond to offers as received but reserves the right to set a bid date.

Contact Us

Duncan MacLean
Executive Vice President
+1 403 750 0800
duncan.maclelan@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
Senior Vice President
+1 403 750 0521
tyler.allen@cbre.com

Drew Redekopp
Associate Vice President
+1 403 750 0504
drew.redekopp@cbre.com

Thomas Lee
Associate
+1 403 716 2346
thomaslee@cbre.com

Austin Croft
Senior Financial Analyst
+1 403 716 2344
austin.croft@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

CBRE

National Investment Team
CALGARY

© 2025 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