

# S A L E / L E A S E

## OWNER USER OR INVESTMENT SUBURBAN OFFICE / MEDICAL / RETAIL BUILDING



### Highlights...

- ✓ Well located building with direct exposure to high traffic 52 St. SE
- ✓ Quick commute to downtown Calgary, close proximity to Peigan, Stony and Glenmore Trails
- ✓ Excellent owner user opportunity with income from balance of building
- ✓ Attractive building with elevator access to 2nd floor, constructed in 2007
- ✓ Turnkey office options with flexible lease terms and rates
- ✓ Abundant on site parking, additional adjacent 20 + parking stalls available for lease or purchase

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**Industrial, Retail, Investment Sales & Leasing**

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## OWNER USER OR INVESTMENT

### SUBURBAN OFFICE / MEDICAL / RETAIL BUILDING

MUNICIPAL ADDRESS:	3505 - 52 Street SE, Calgary, Alberta
LEGAL DESCRIPTION:	Plan 9910835 Block 39 Lot 1
ZONING:	Pre IP2017, DC- (Direct Control District, Bylaw 2P80) C-2 Guidelines
SITE AREA:	.71 acres, 31,058 sq. ft.
FRONTAGE:	137 foot frontage onto 52 Street SE, return depth with cut out of 227 feet
SITE COVERAGE:	22.42 %
YEAR BUILT:	2007
DESCRIPTION:	2 story wood frame structure, slab on grade, brick and stucco exterior Serviced by elevator, built up tar & gravel roof, paved parking
ELECTRICAL SERVICE:	800 amp, 120/208 volt 3 phase
PARKING:	25 stalls, 1 loading stall, 1 handicap stall, Adjacent lot to the West owned by the City of Calgary possible to lease or purchase providing additional parking.
HVAC:	Multiple roof mounted units
ELEVATOR SERVICE:	Yes
PROPERTY TAXES:	(2020) \$ 45,600
RENTABLE AREA:	Main Floor: 6,964.5 sq. ft., owner occupied 2nd floor: 7,070.5 sq. ft., 4,582 tenant occupied Total rentable area 14,035 sq. ft.
AVAILABLE FOR LEASE	Main Floor: Suite 101 - 6,964.5 sq. ft. currently Owner occupied 2nd floor: Suite 201 - 1,024.9sq. ft., Suite 204 - 1,463.5 sq. ft.
RENTAL RATES:	Net Rent, \$12.50 per sq. ft., Operating Costs \$9.39 per sq. ft. (2020)
UTILITIES:	Included in Operating Cost for normal office usage
PROJECTED NET INCOME:	Fully Leased at \$11.00 per sq. ft. per year, \$154,385 per year
CURRENT NET INCOME:	Excludes vacancies and owner occupied areas, \$54,801.40 per annum
ASKING PRICE:	\$2,500,000 / \$178.13 per sq. ft.

**COMMENTS:** Excellent Owner user or investment opportunity. 14,035 sq. ft. 2 story suburban Office / Medical / Retail building for Sale or Lease, flexible DC/C-2 zoning guidelines provide for a wide variety of uses. Great location on high traffic 52 Street SE. Upsides include close proximity to Downtown and major traffic corridors, dense residential to West and North, attractive well maintained building, elevator service, excellent on site parking and possible additional parking. Owner user potential or building could be fully leased as a pure investment.

**NOTE:** the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Purchaser / Tenant and does not form part of any future agreement. This property may be withdrawn from the market at any time.



# SALE OR LEASE





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