

FOR
SALE | 1608

17th Avenue SW
Calgary, Alberta



SCARBORO VILLAGE

Owner/User Opportunity

TORODE Realty Advisors Inc.

PROPERTY INFORMATION

Municipal Address

1608-17th Avenue SW
Calgary, Alberta

Legal Description

Plan 8911783
Block 222 Lot 9
Excepting thereout all mines and minerals

Site Size: 20,181 Sq. Ft. m/l

Site Dimensions: 17th Avenue Frontage 135 feet
15th Street Frontage 157 feet

Land Use Designation: DC: Direct Control District

Improvement

3 Storey Commercial, Retail and Medical
Building constructed in 1989.

Improvement Area

6,182 SqFt m/l First Floor
7,628 SqFt m/l Second Floor
6,781 SqFt m/l Third Floor

20,591 SqFt total m/l

Tenancy and Income

The Property is 50% leased to 7 Tenants. The Projected NOI for 2016 is \$475,000 resulting in a Cap Rate of 5.25% on the asking price.

2015 Property Taxes \$81,474

Tenure

The property is offered for sale, free and clear of any financial encumbrances.

Price: \$9,000,000.00

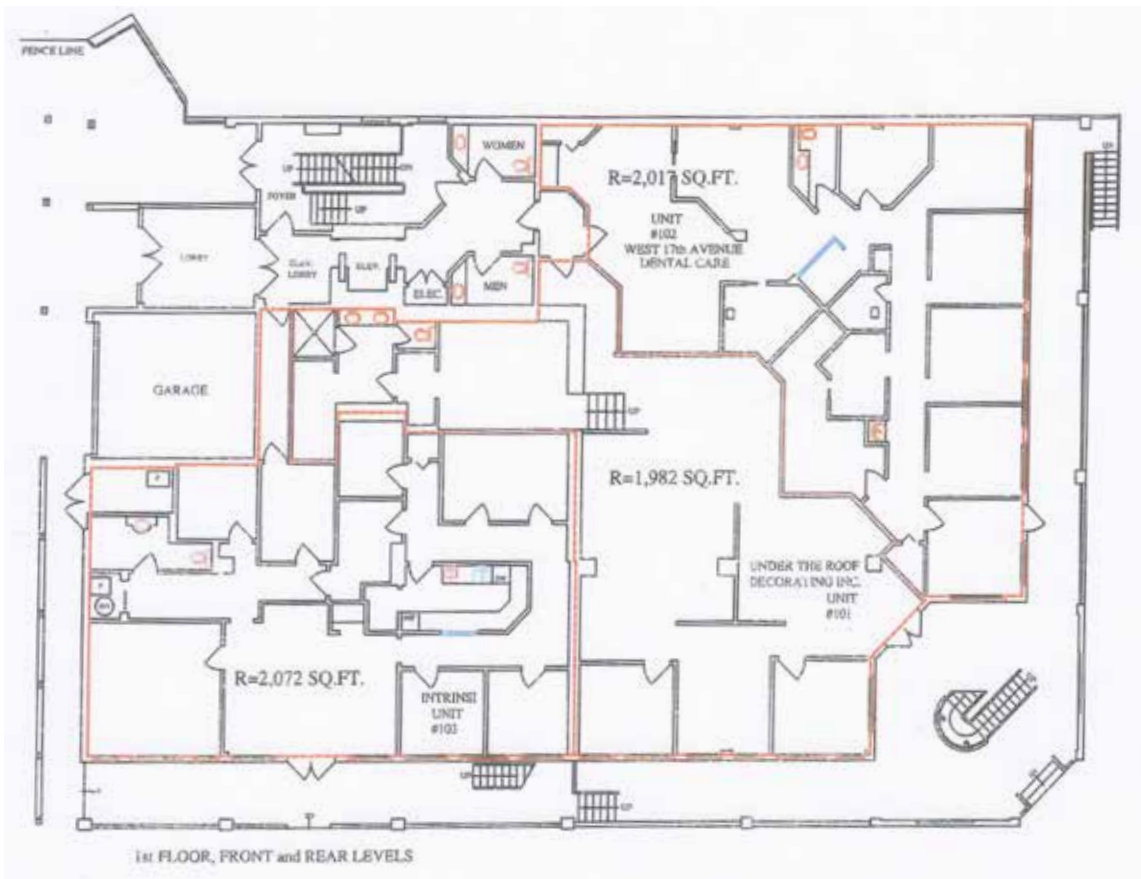




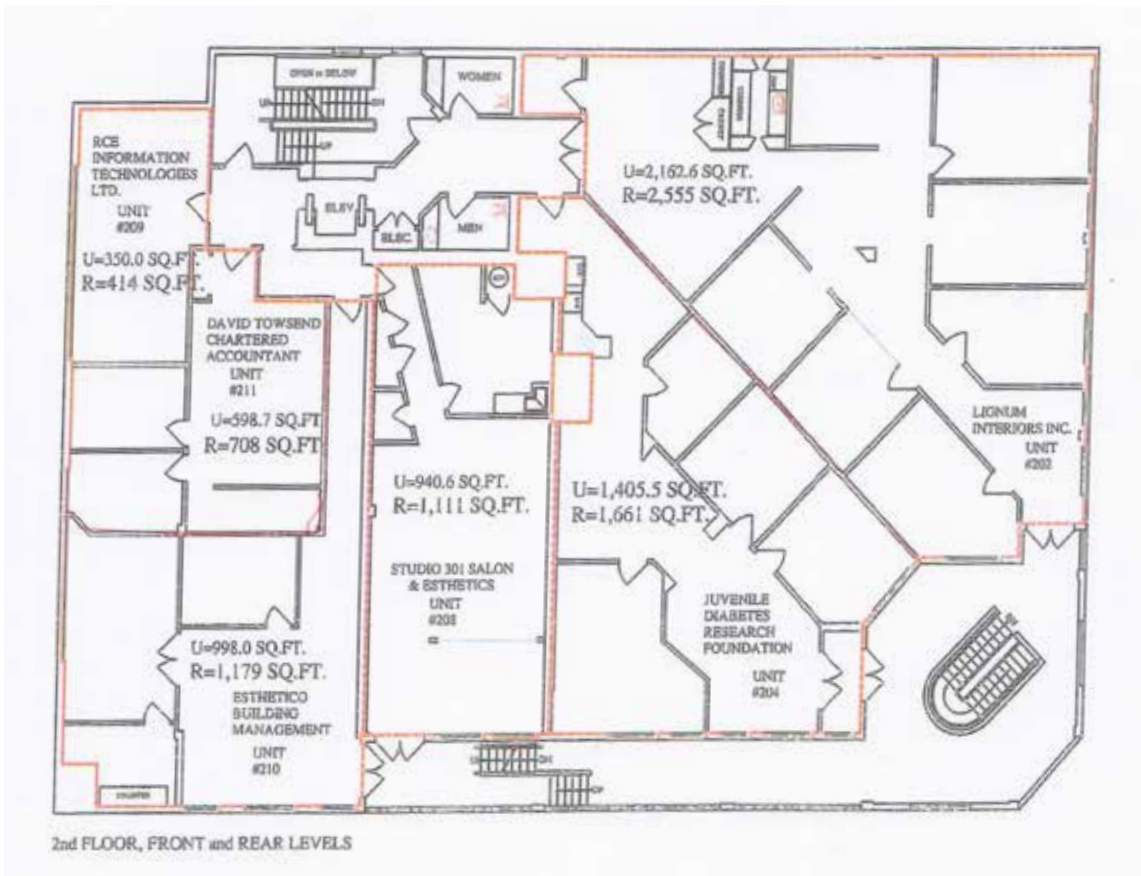
Investment Highlights

- Excellent corner exposure on the most prominent street in Calgary.
- Ideal for a medical owner user.
- Long term tenants with quality premises.
- First Class Management
- Parking for clients and customers
- Easy access and egress from Downtown
- Cityviews
- Pylon and Shadow Box Signage
- Operating Costs of \$13.16/Square Foot

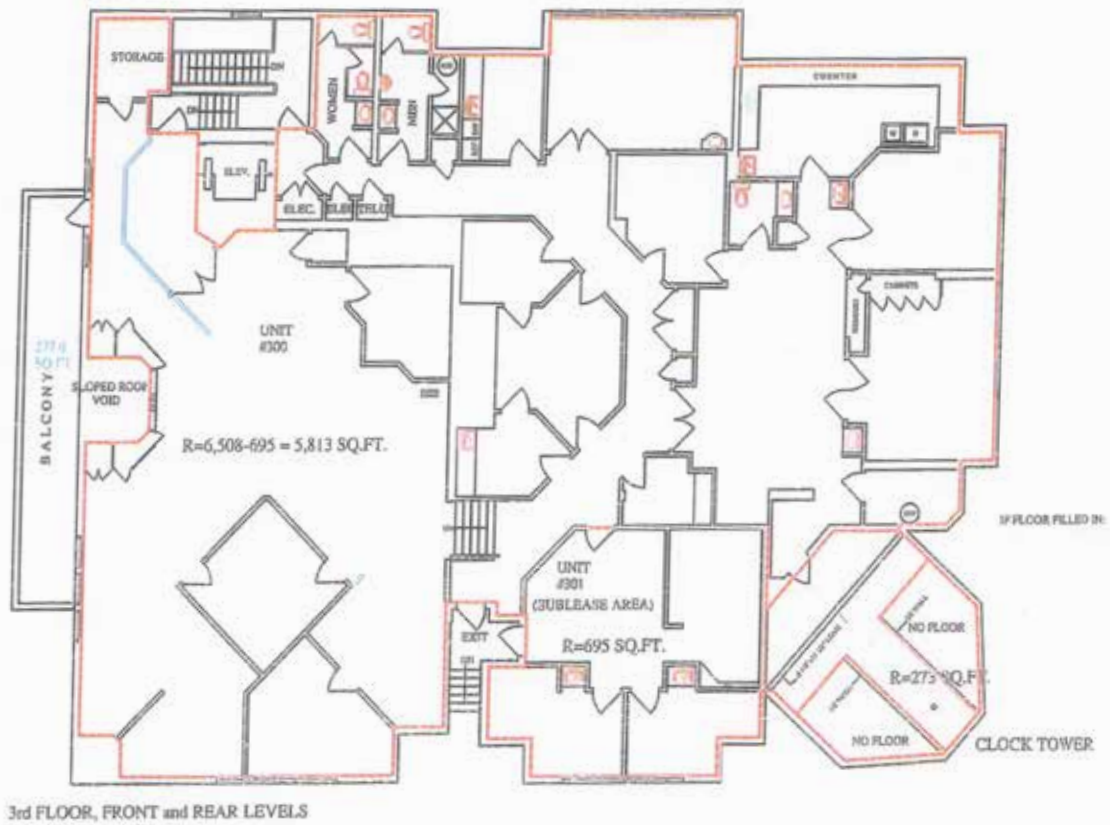




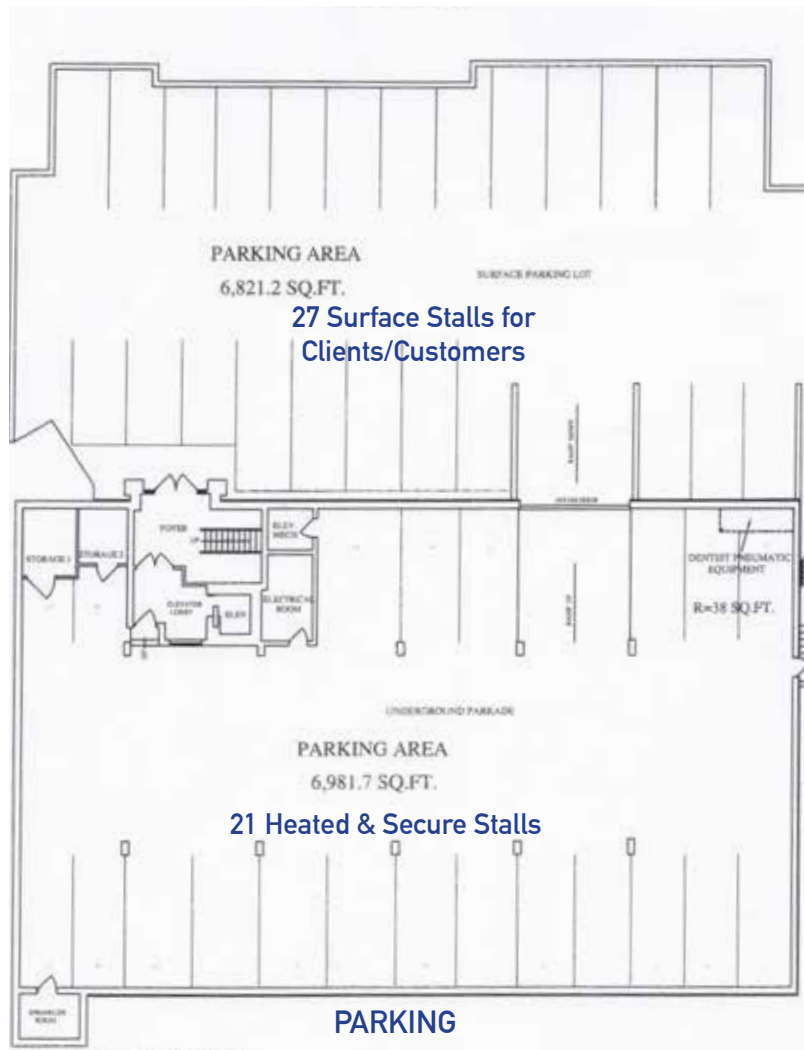
1ST FLOOR



2ND FLOOR



3RD FLOOR



SCARBORO VILLAGE

Owner/User Opportunity



Richard Lewis

rlewis@torode.com 403-355-6003

226, 1111 Olympic Way SE Calgary, Alberta T2G 0E6

The information contained herein has been obtained from sources deemed to be accurate and correct but is not warranted to be so.

Prospective purchasers are advised to satisfy themselves with all aspects of their prepurchase due-diligence.

The sale of this property may be withdrawn at anytime without notice.

TORODE Realty Advisors Inc.