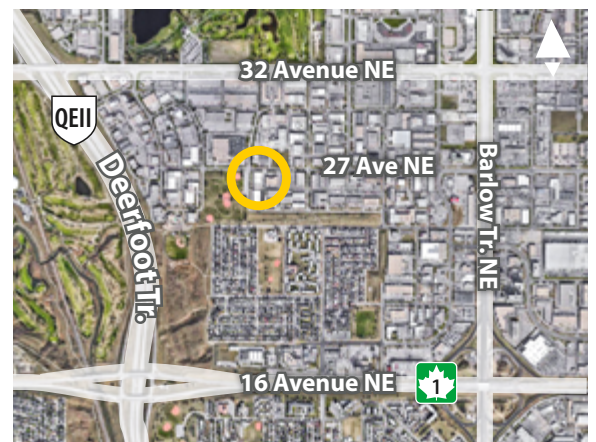


**PRICE
REDUCED**



SMALL BAY INDUSTRIAL MULTI-TENANT INVESTMENT OPPORTUNITY IN SOUTH AIRWAYS FOR SALE

**Triumph South Airways Centre
1715 27th Avenue NE, Calgary**



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LOCAL
EXPERTISE
MATTERS

- » Well-rounded mix of local, regional and national tenants.
- » Building is comprised of eleven 3,100 sq. ft. bays and walk-up second level flex space.
- » Good upside in both the contracted rents and upon lease expiries.
- » Opportunity for owner/user to occupy 3,100 sq. ft. of second level office premises.

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 1715 27th Avenue NE, Calgary

LEGAL DESCRIPTION: Plan 7810077; Block 9; Lot 1

ZONING: I-G - Industrial General

YEAR BUILT: 1981

TOTAL BUILDING AREA: 44,084 sq. ft.

LOT AREA: 1.73 ac

PARKING: 56 common parking stalls

WAREHOUSES:

- Loading – one 12' x 14' drive-in door per bay
- Clear height – 17'
- Power – 100 amps, 120/208 volts per bay (TBV)

INVESTMENT INFORMATION

TENANCY: 97% leased

PROJECTED NOI:

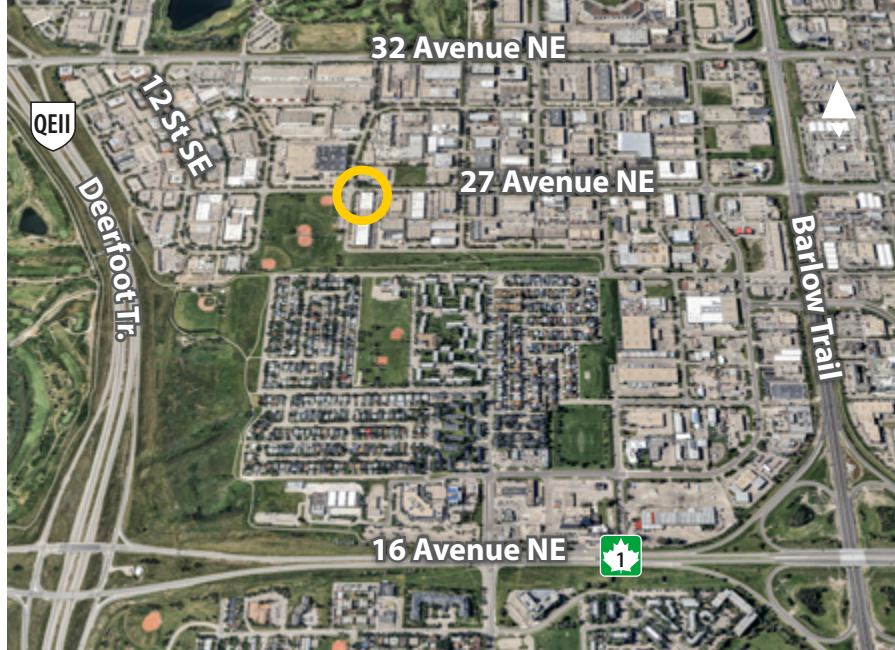
\$461,000 (June 1st, 2026 to May 31st, 2027)

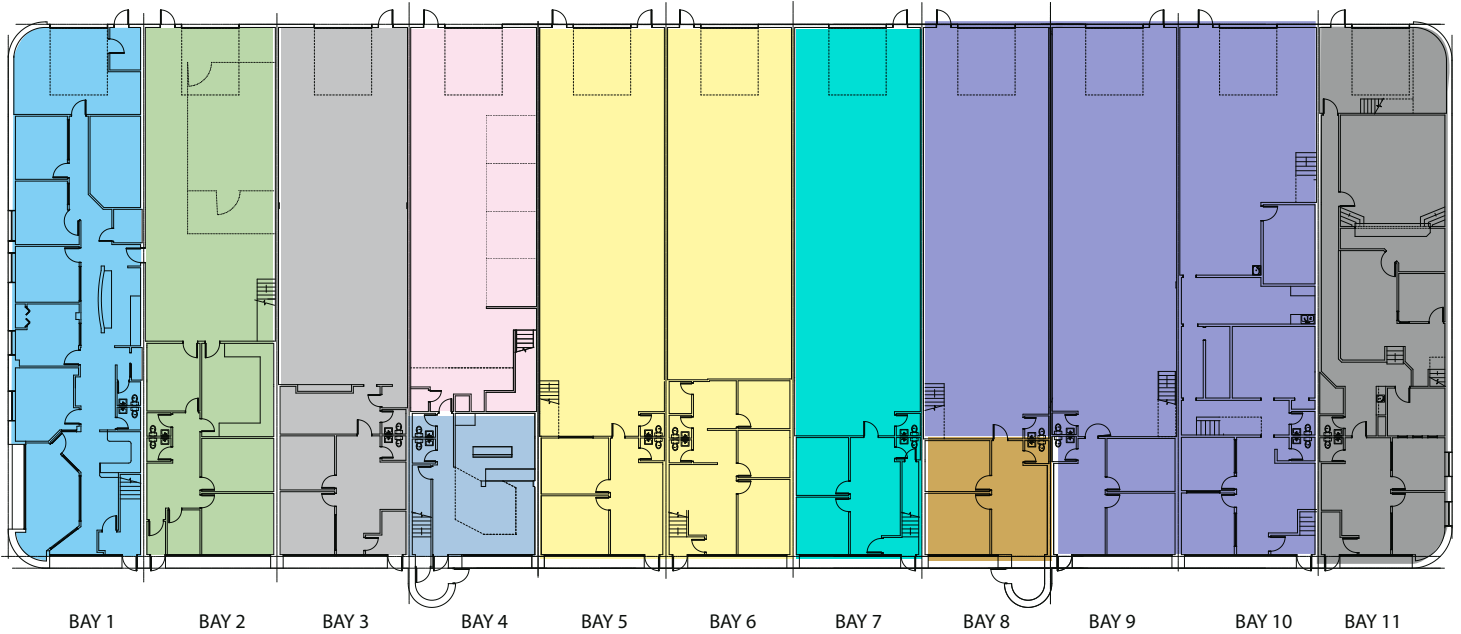
Opportunity to create upside in lease renewals over the next two years.

PRICE:

\$7,400,000

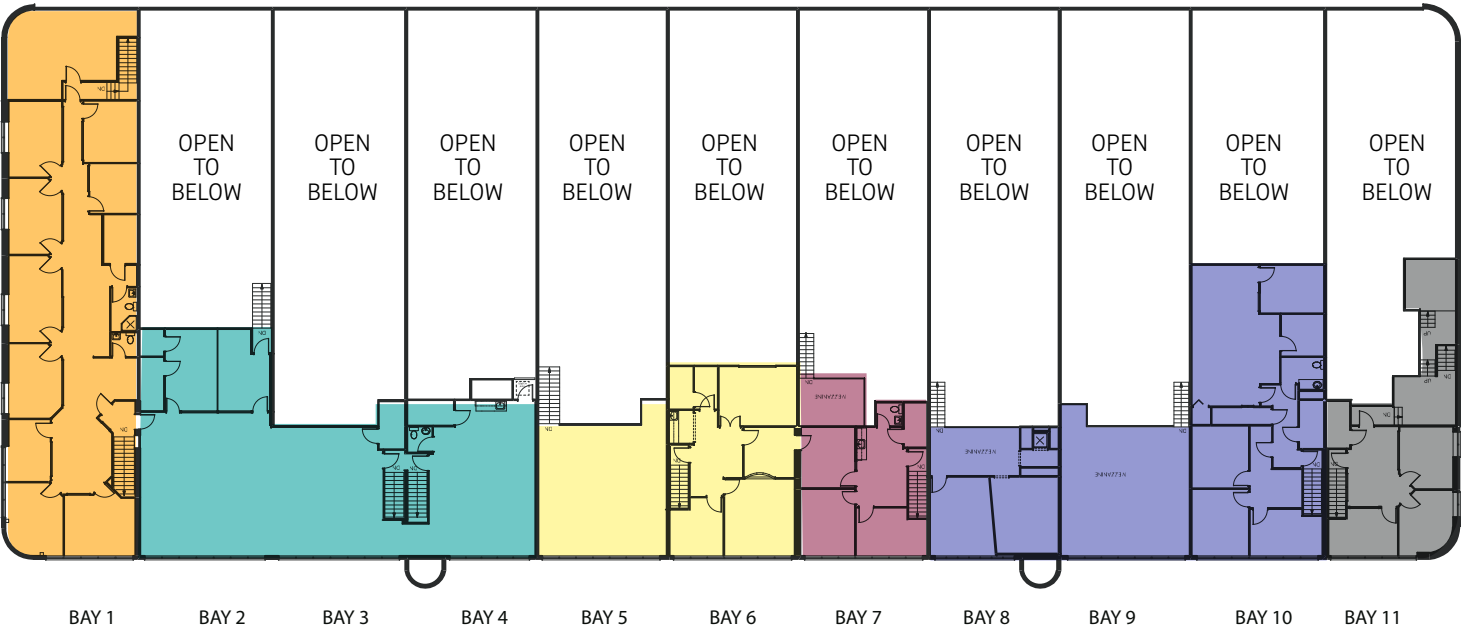
PRICE REDUCED





BAY 1 BAY 2 BAY 3 BAY 4 BAY 5 BAY 6 BAY 7 BAY 8 BAY 9 BAY 10 BAY 11

MAIN FLOOR



BAY 1 BAY 2 BAY 3 BAY 4 BAY 5 BAY 6 BAY 7 BAY 8 BAY 9 BAY 10 BAY 11

SECOND FLOOR



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LOCAL EXPERTISE MATTERS