

2540 & 2530 Kensington Rd NW

Stuart Watson

Senior Vice President

+1 403 750 0540

stuart.watson@cbre.com

Katie Sapieha

Senior Vice President

+1 403 750 0529

katie.sapieha@cbre.com

Sara Atchison

Sales Associate

+1 403 750 0526

sara.atchison@cbre.com



2540 & 2530 Kensington

Property Information

Year Built 1970/2012

Legal Address

2540: 3807GK:1:7	3807GK:1:4
3807GK:1:8	
2530: 3807GK:1:5	
3807GK:1:6	
3807GK:1:7	

Zoning C-COR2

Available Area

Lower Level:	5,951 SF
Main Floor:	6,083 SF
Second Floor:	7,040 SF
2540:	<u>Third Floor:</u> 6,984 SF
	Total: 26,058 SF
2530:	Total: 9,723 SF

Site Size 0.85 Acres

Parking 49 Parking Stalls.
\$100/month/stall

Operating Costs

2540: \$5.74 PSF
2530: Co-op: \$10.87 PSF Sunterra: \$5.50 PSF

Sale Price Contact Agent

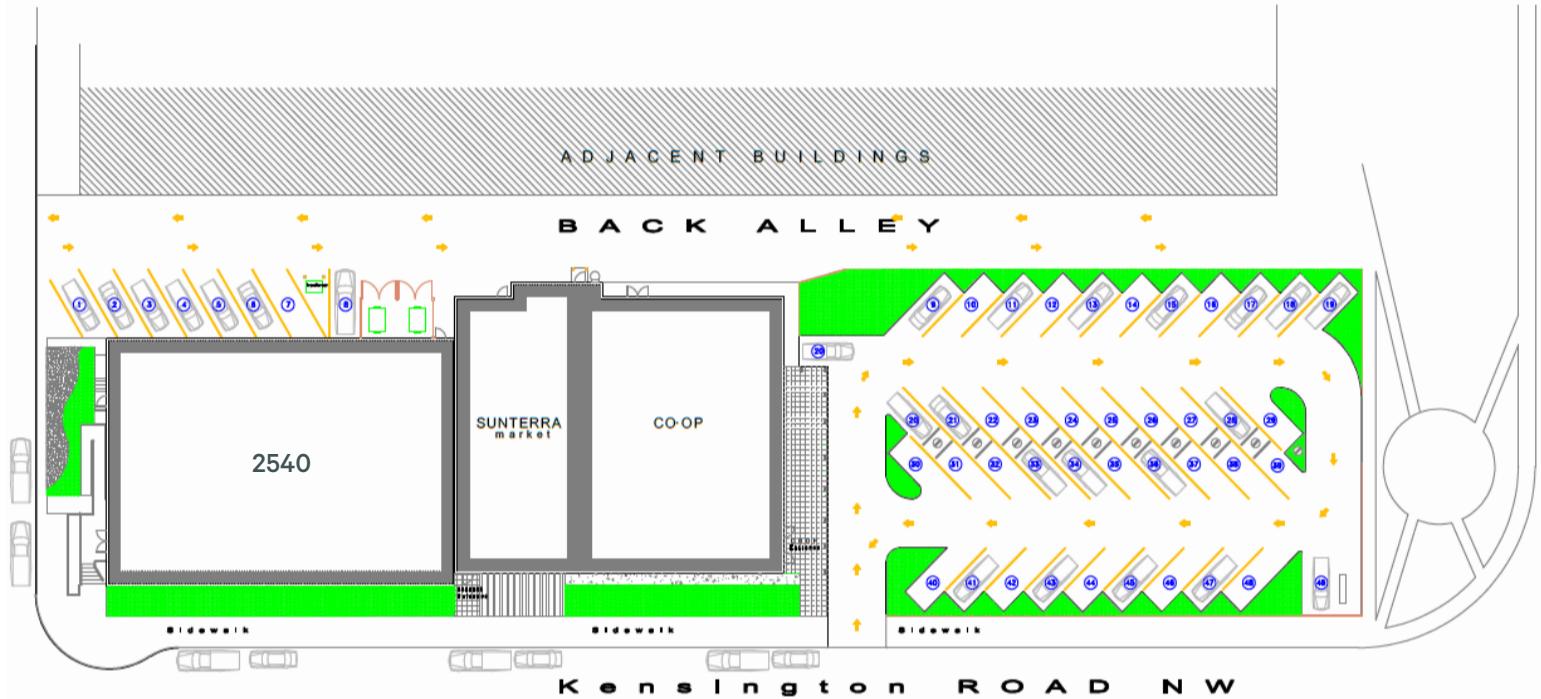
Property Tax

2540: \$80,519/year
2530: Co-op: \$63,000/year Sunterra: \$31,000/year

Power 1600 amps & 120/209 volts



Site Plan

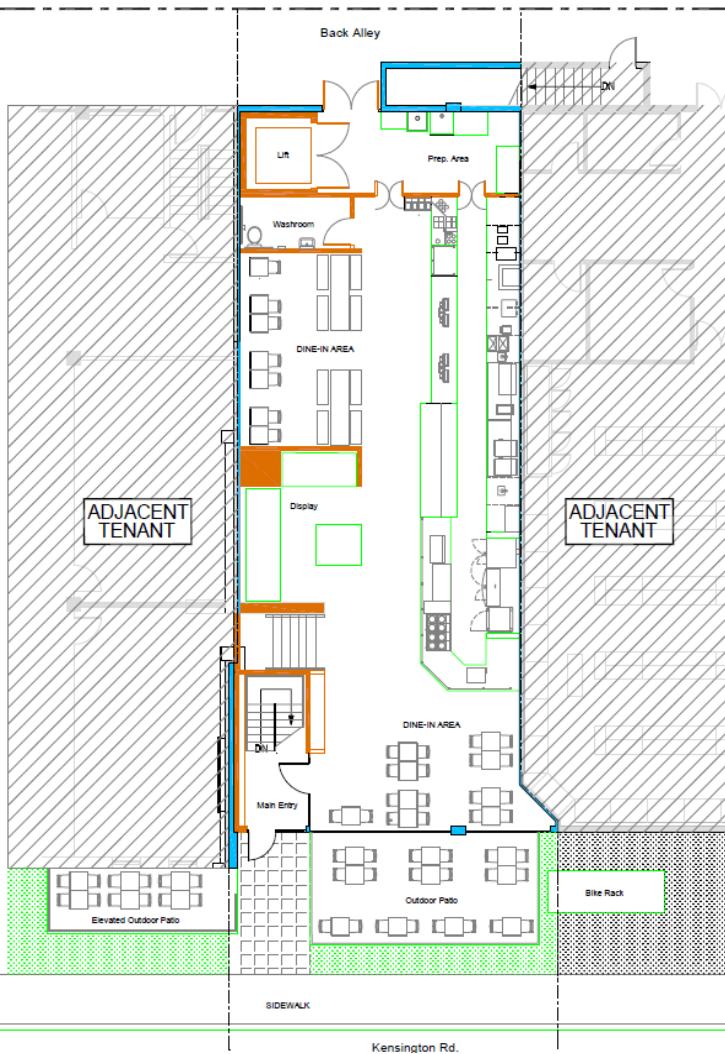
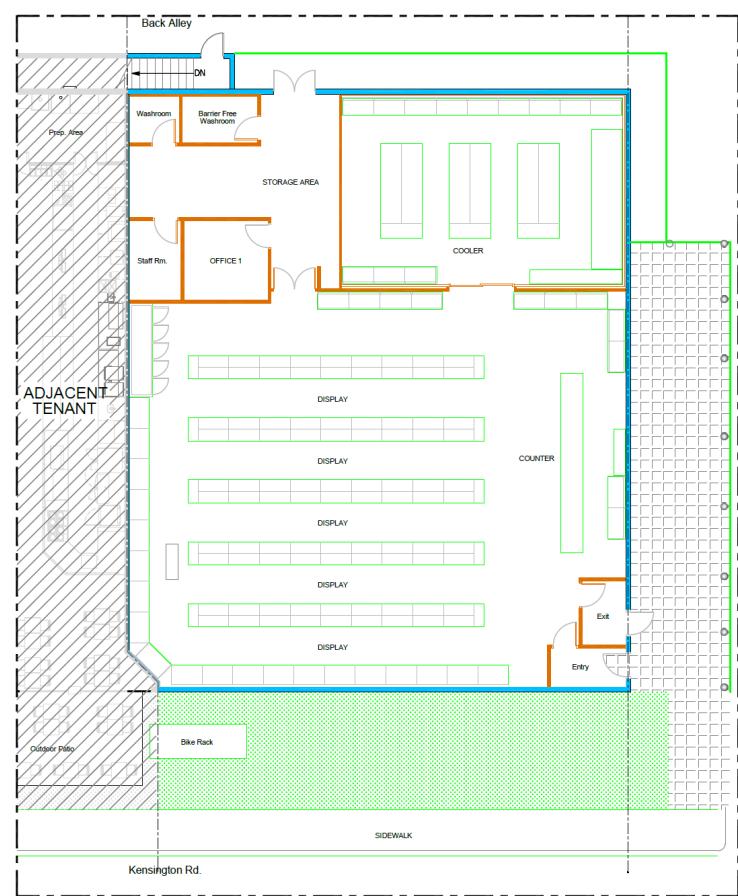


Retail Building - 2530 Kensington

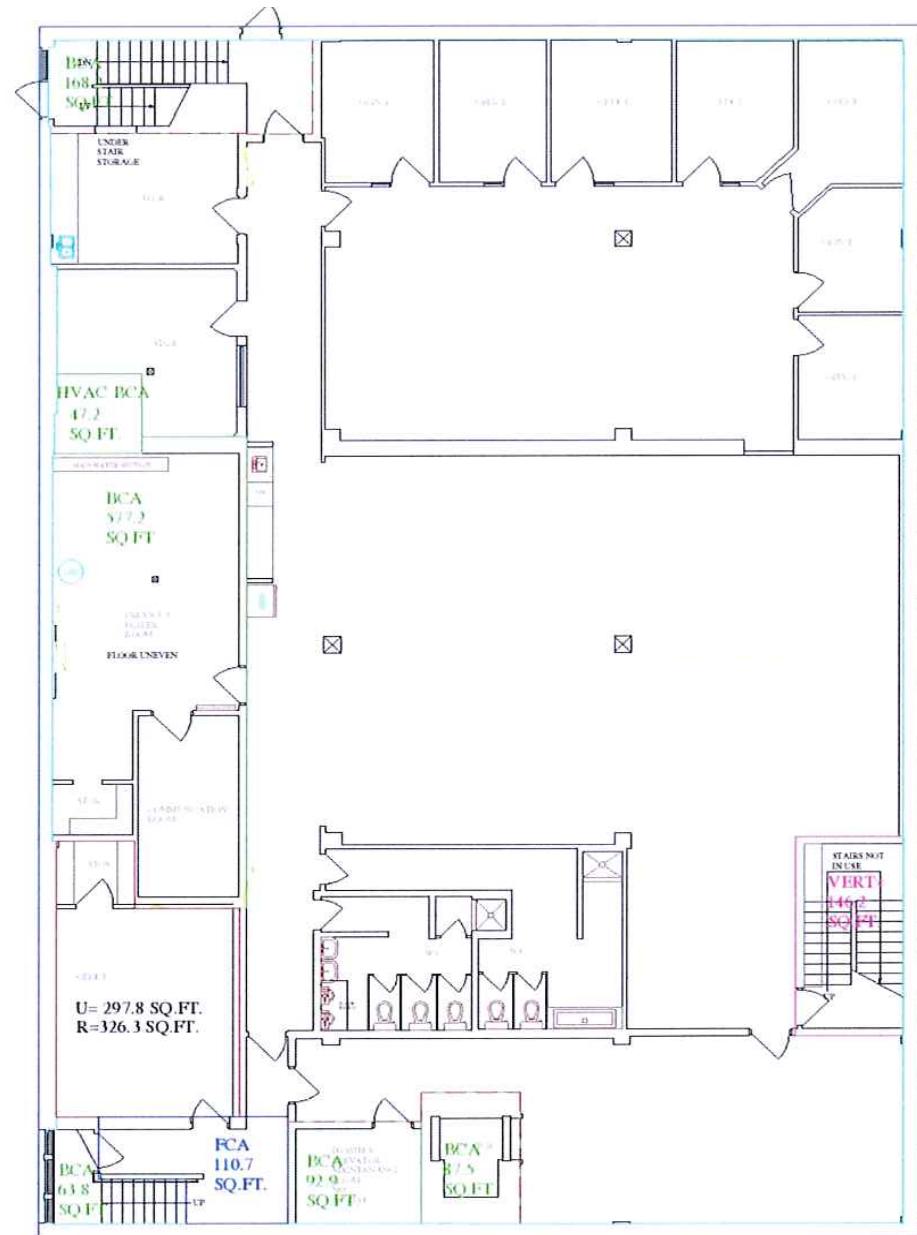
Sunterra Market



Co-op Liquor

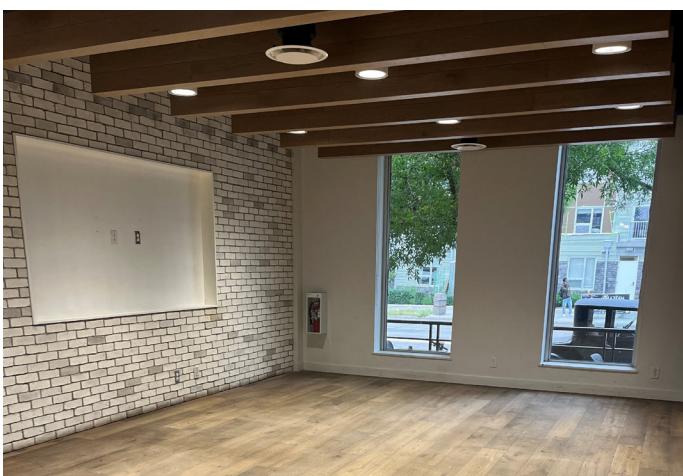
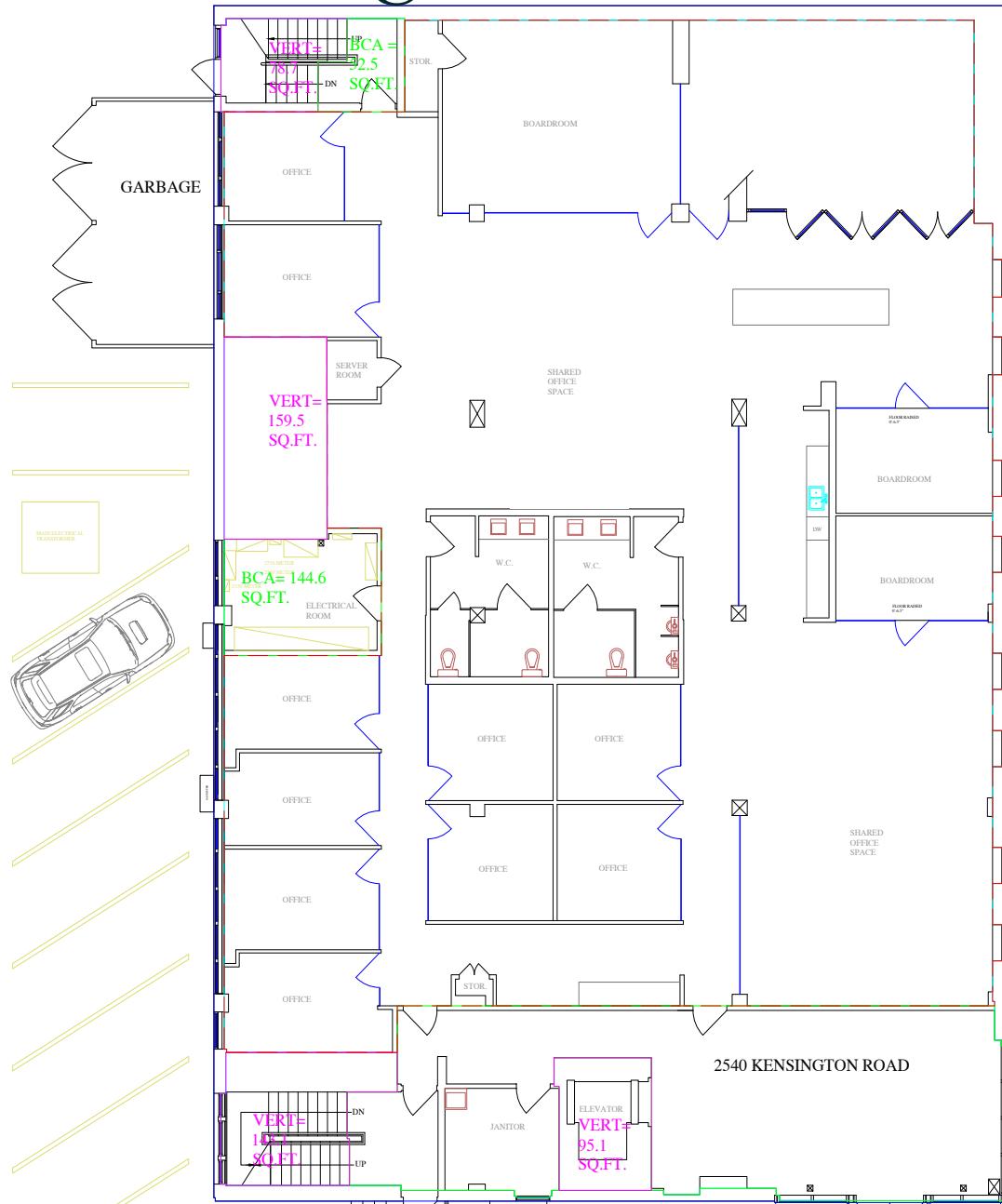


Office Building - Lower Level



N

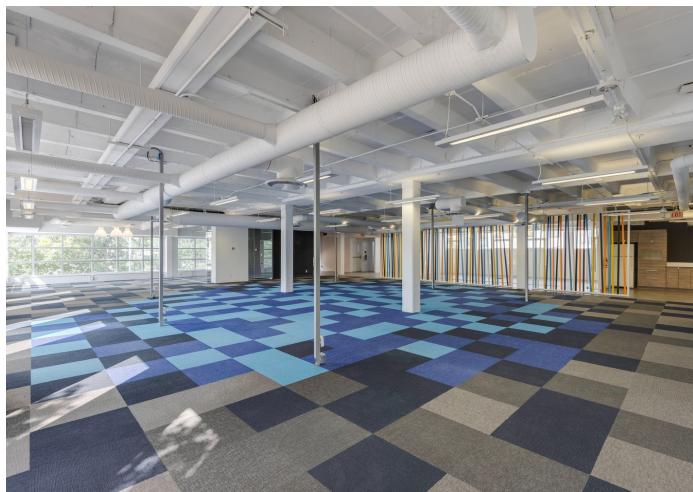
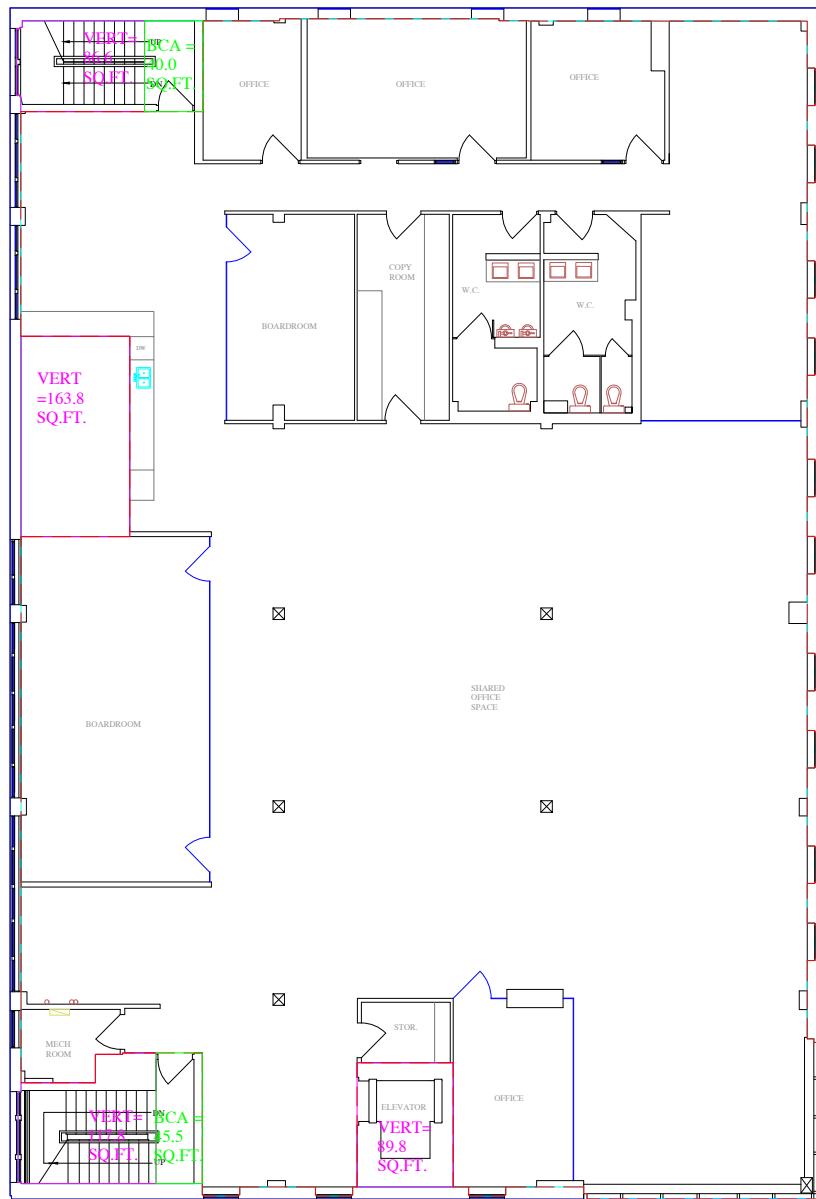
Office Building - Main Floor



For Sale

2540 Kensington | Calgary, AB

Office Building - Second Floor

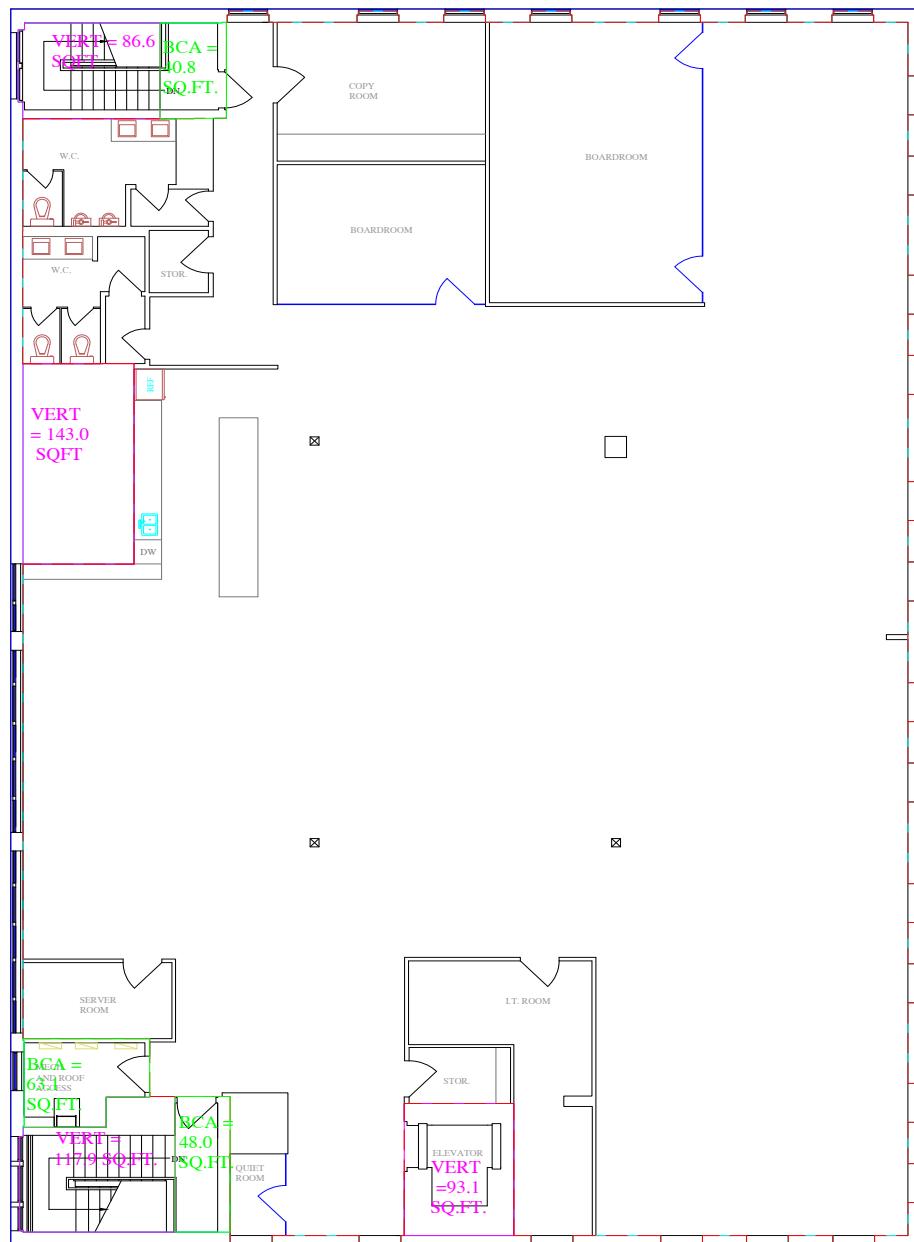


N

For Sale

2540 Kensington | Calgary, AB

Office Building - Third Floor



N

Location





Contact Us

Stuart Watson
Senior Vice President
+1 403 750 0540
stuart.watson@cbre.com

Katie Sapienza
Senior Vice President
+1 403 750 0529
katie.sapienza@cbre.com

Sara Atchison
Sales Associate
+1 403 750 0526
sara.atchison@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.