

FOR SALE

3411 & 3413
3419 & 3421

Cascade Road NW

Turnkey Investment Opportunity Secure Long-Term Lease in Place

The portfolio consists of two duplex buildings, each comprising two legally separate sides.

Building A and Building B can be sold separately.

Building A

3411 & 3413 Cascade Road NW

Sold together

Combined Annual NOI: \$168,000

Purchase Price: \$2,600,000

Building B

3419 & 3421 Cascade Road NW

Sold together

Combined Annual NOI: \$168,000

Purchase Price: \$2,600,000



Investment Highlights Each Building:

Annual Rental Income: \$168,000

Lease Term: May 2030

Net Lease Structure: Tenant pays utilities, maintenance, and operating expenses

Hands-Off Ownership: Minimal landlord responsibilities

- ✓ Stable income
- ✓ Non-profit, property-tax-exempt tenant
- ✓ Reduced operating risk
- ✓ Predictable returns
- ✓ Low management burden

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CORE Commercial.ca

Suite 830, 407 2nd Street SW
Calgary, AB T2P2Y5

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Cascade Road NW



Investment Highlights

Building A

3411 & 3413 Cascade Road NW

Year Built: 2020

14 Ensuite Bedrooms

Annual Rental Income: \$168,000

Lease Term: May 2030

Building B

3419 & 3421 Cascade Road NW

Year Built: 2019

14 Ensuite Bedrooms

Annual Rental Income: \$168,000

Lease Term: May 2030



- ✓ Stable income
- ✓ Property tax exempt tenant
- ✓ Reduced operating risk
- ✓ Low management burden
 - buildings managed by tenant
- ✓ High-end improvements



CONTACT

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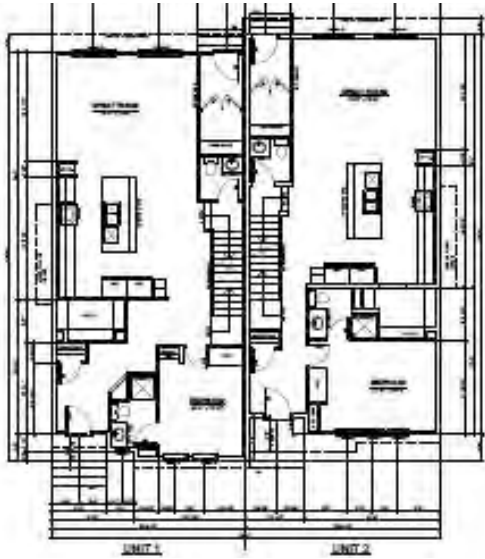
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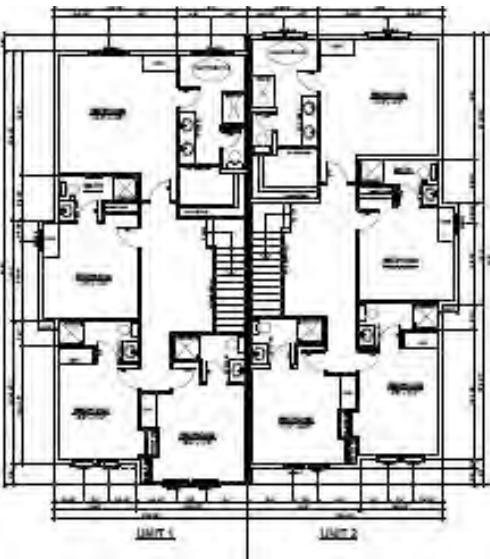
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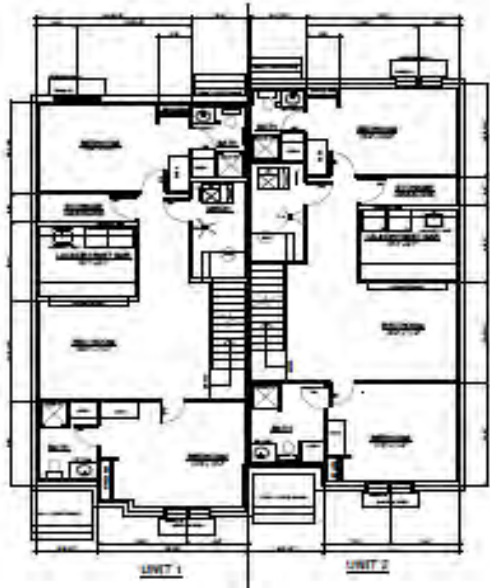
3411 & 3413 Cascade Road NW
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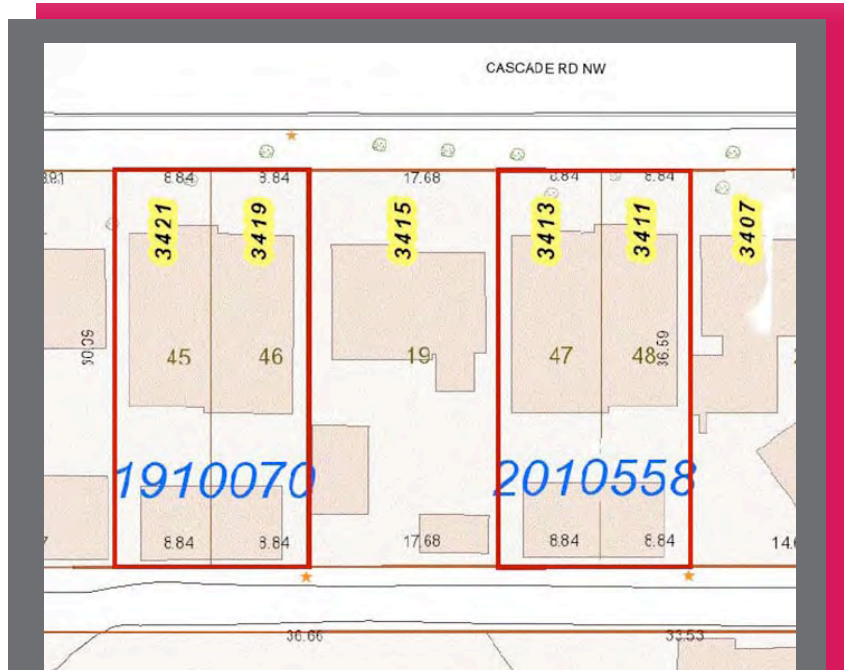
Main Level Floorplan



Upper Level Floorplan

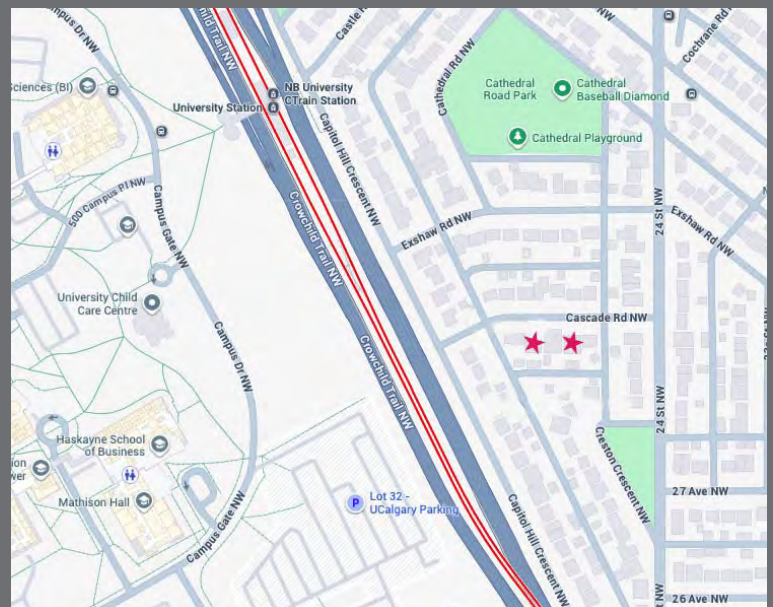


Lower Level Floorplan



The Cascade Road properties sit in a well-connected, mature inner-city neighbourhood with excellent transit, walkable amenities, strong institutional anchors, and a youthful, active community feel.

Quick walk to the Banff Trail C-Train, the University of Calgary and numerous shops and restaurants.



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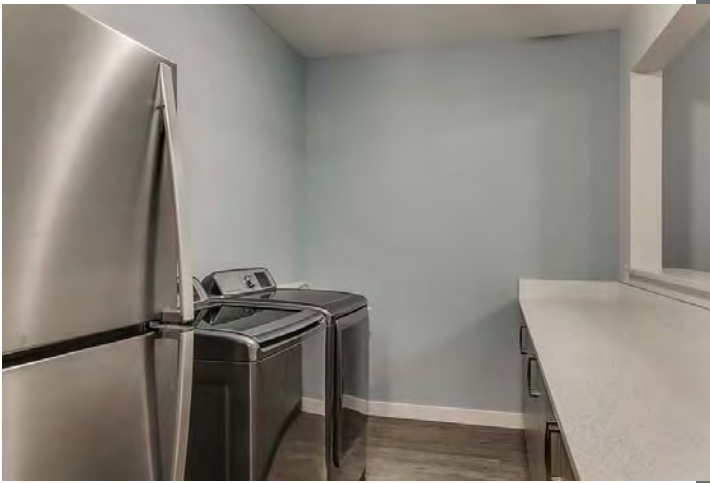
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CORE
COMMERCIAL
REAL ESTATE

FOR SALE

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3419 & 3421



- High End Improvements
- Fully Furnished

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