

Medical building for sale in Montgomery,

4525 Monterey Avenue N.W.

Calgary, Alberta,

T3B 0L4





Introduction to 4525 Monterey Avenue N.W., Calgary, AB

The building has roughly 10500 sq. ft. of leasable space. The main floor is fully occupied by a dental clinic. On the second-floor suite 210 has a medical clinic with several medical professional which include two psychiatrists, a psychologist, next door to them is a naturopathic clinic suite 230, and across the hallway there is pharmacy suites 250 and 260. There is still 1682 Sq FT on the second floor which is unoccupied and undeveloped.

The construction is concrete and steel, with one-hour fire retardant in the floors. Security gates have been installed, and there is video surveillance throughout the premise. Parking is available under the building, and consists of 15 covered stalls, which can be accessed through the rear of the building, there is an additional 5-2hours in front of the building. There is also an additional 150 parking stalls available next door, parking stalls are available across the street as well without time limit or there is a one-hour parking at the end of the street all day long.

The BNR building was completed in December 2015, it is handicap friendly with an elevator and located close to the Foothills hospital and Children's hospital.

The current owners are three partners of which two are medical doctors. The asking price is \$4,800,000

Annual Property Operating Data

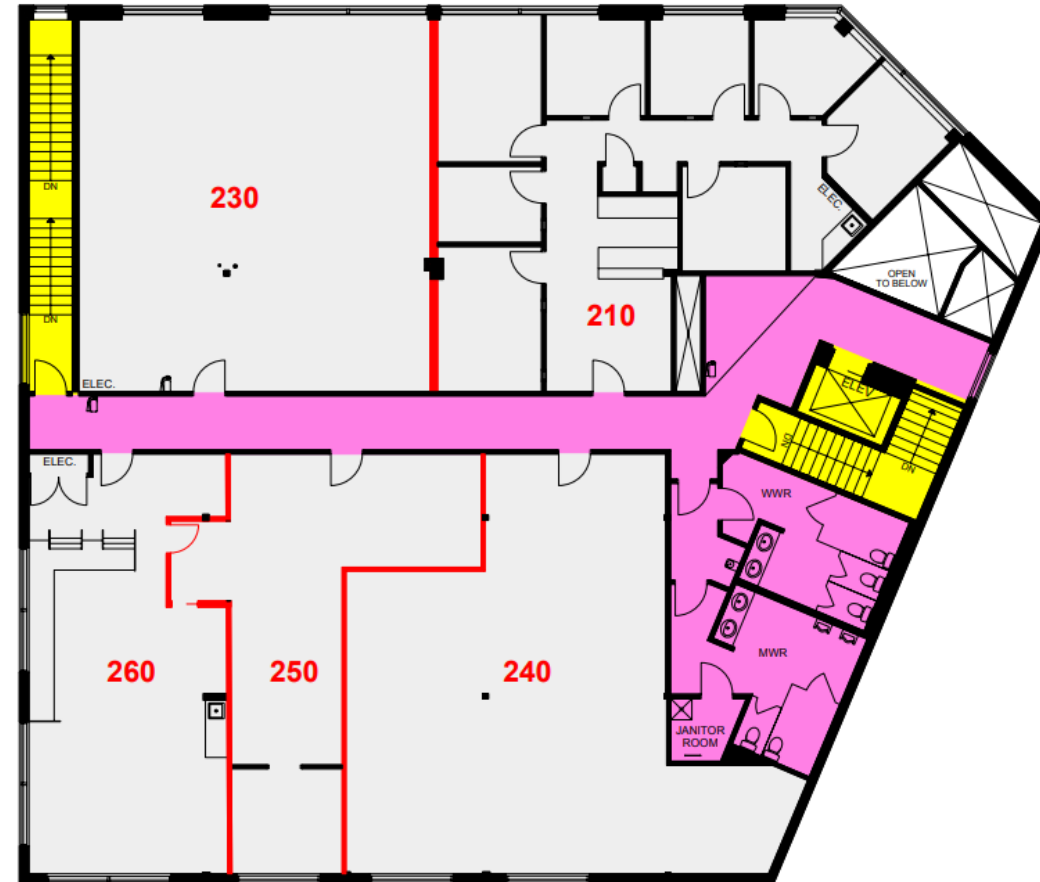
Date JANUARY 2022
 Price \$ 4,800,000.
 Loans \$ -
 Equity \$ -

Purpose INCOME & EXPENSES
 Name ONE BUILDING
 Location 4525 MONTROSE AVENUE N.W.
 Type of Property MEDICAL BUILDING

Assessed/Appraised Values		Existing		Balance		Payment		Pymt/Yr.		Interest		Term	
		1st	2nd	1st	2nd	1st	2nd	1st	2nd	1st	2nd	1st	2nd
Land	\$ _____ %												
Improvement	\$ _____ %												
Personal Property	\$ _____ %												
Total	\$ _____ 100 %												
Adjusted Cost Base as of	\$ _____												

	%	2	3	Comments
1 SCHEDULED RENTAL INCOME	<u>84</u>	<u>311358</u>		
2 Less Vacancy and Credit Losses				
3 EFFECTIVE RENTAL INCOME		<u>311358</u>		
4 Plus Other Income				
5 GROSS OPERATING INCOME		<u>311358</u>		
6 Less: Operating Expenses				
7 Accounting and Legal			<u>17661.</u>	
8 Advertising, Licenses, Permits			<u>-</u>	
9 Property Insurance			<u>3557</u>	
10 Property Management			<u>10710</u>	
11 Payroll-Resident Manager			<u>-</u>	
12 Other			<u>598.</u>	
13 Taxes-Worker's Comp.			<u>-</u>	
14 C.P.P. and U.I.C.			<u>-</u>	
15 Real Estate Taxes			<u>53506</u>	
16 <u>TOTAL</u> Repairs and Maintenance			<u>32434</u>	
17 Services - Elevator			<u>1315</u>	
18 Janitorial			<u>20251</u>	
19 Lawn			<u>5783</u>	
20 Pool			<u>-</u>	
21 Rubbish			<u>4615</u>	
22 Other <u>ALARM</u>			<u>1213.</u>	
23 Supplies			<u>2441</u>	
24 Utilities - Electricity			<u>2184.</u>	
25 Gas / Oil			<u>9957</u>	
26 Sewer and Water			<u>2885.</u>	
27 Telephone			<u>1271</u>	
28 Other				
29 Miscellaneous				
30				
31 TOTAL OPERATING EXPENSES		<u>191646</u>		
32 NET OPERATING INCOME		<u>311358</u>		
33 Less: Annual Debt Service		<u>-</u>		
34 CASH FLOW BEFORE TAXES		<u>311358</u>		

Occupant Area
Extended Circulation
Floor Service & Amenity Area
Building Amenity Area
Building Service Area
Rentable Exclusion



0 16
feet

Occupant Area Extended Circulation Floor Service & Amenity Area Building Amenity Area Building Service Area Rentable Exclusion



0 16 feet