

OWNER-USER OR VALUE ADD OPPORTUNITY

1107 & 1111 33 Street NE

2 Buildings | 140,490 Square Feet on 8.43 Acres



NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.



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Executive Summary

This offering presents a rare opportunity to acquire two prominent commercial buildings totaling 140,490 square feet on 8.43 acres in an established retail and commercial corridor. Located directly across from Pacific Place Mall, the property benefits from strong exposure, excellent access, and location within one of the Calgary's most active commercial nodes.

With approximately 100,000 square feet currently vacant, the asset offers meaningful upside through lease-up, repositioning, or adaptive reuse, while the site's size and configuration support long-term strategic flexibility.

- » **Substantial Site Area & Improvements:** 140,490 SF across two buildings on 8.43 acres with 576 on-site parking stalls
- » **Established Income In-Place:** Longstanding tenants including Bingo Barn (29,865 SF) and Royal Canadian Legion (6,000 SF)
- » **Freestanding Office Building:** 4,625 SF office building suitable for professional, medical, or service uses
- » **Prime Retail Corridor Location:** Directly across from Pacific Place Mall with strong surrounding national and regional retailers
- » **Excellent Accessibility:** Immediate access to 36 Street NE, 16 Avenue NE (Trans Canada Highway), and major northeast transportation routes
- » **Flexible Zoning:** I-Bf1.0h20 and C-COR3f1.0h12 allowing for a wide range of commercial uses
- » **Owner-User or Redevelopment Potential:** Large contiguous floorplates and site depth support multiple strategic pathways

140,490 Square Feet on 8.43 Acres | Owner-User or Value Add Opportunity
1107 & 1111 33 Street NE, Calgary, AB T2A 6T2 | Franklin District



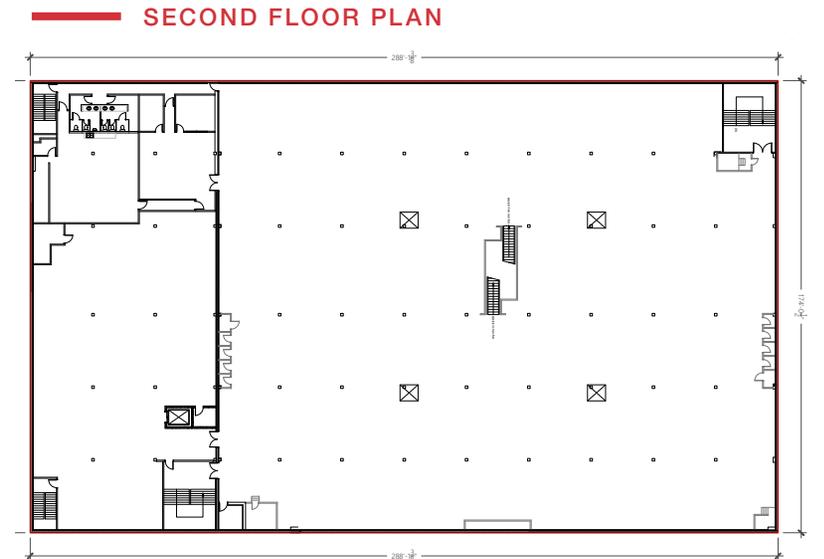
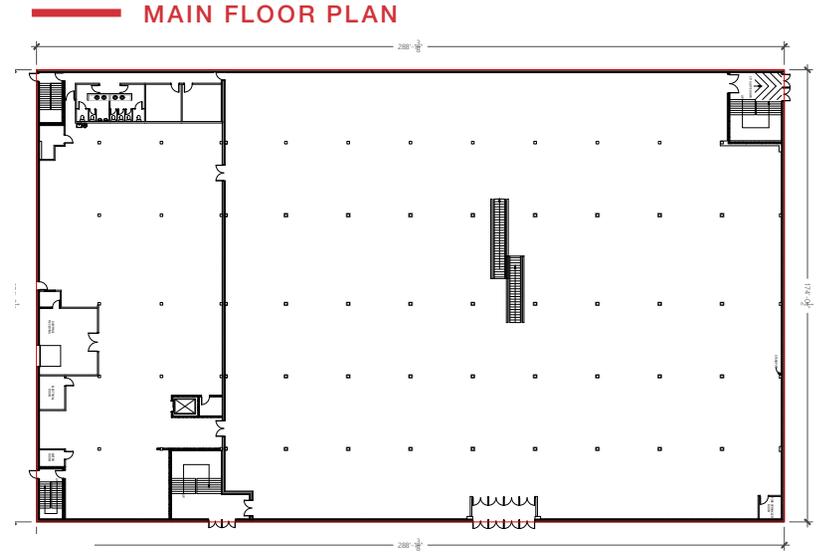
PROPERTY 1: 1107 33 ST NE

LEGAL DESC.	Plan: 7810454; Block: 12; Lot: 7
ZONING	I-Bf1.0h20 (Industrial - Business)
YEAR BUILT	1980
SITE AREA	±6.70 Acres
BUILDING AREA	±135,865 SF
PROPERTY TAXES	\$218,067.72 (2025)
CURRENT NOI	\$424,872
TENANTS	SPACE SIZE
Bingo Barn	29,865 SF
Royal Canadian Legion	6,000 SF

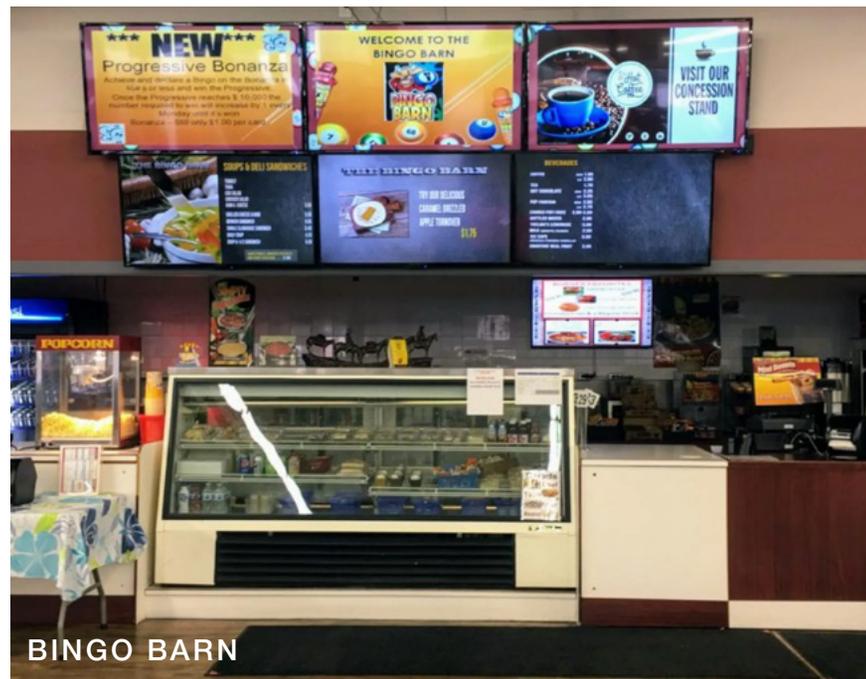
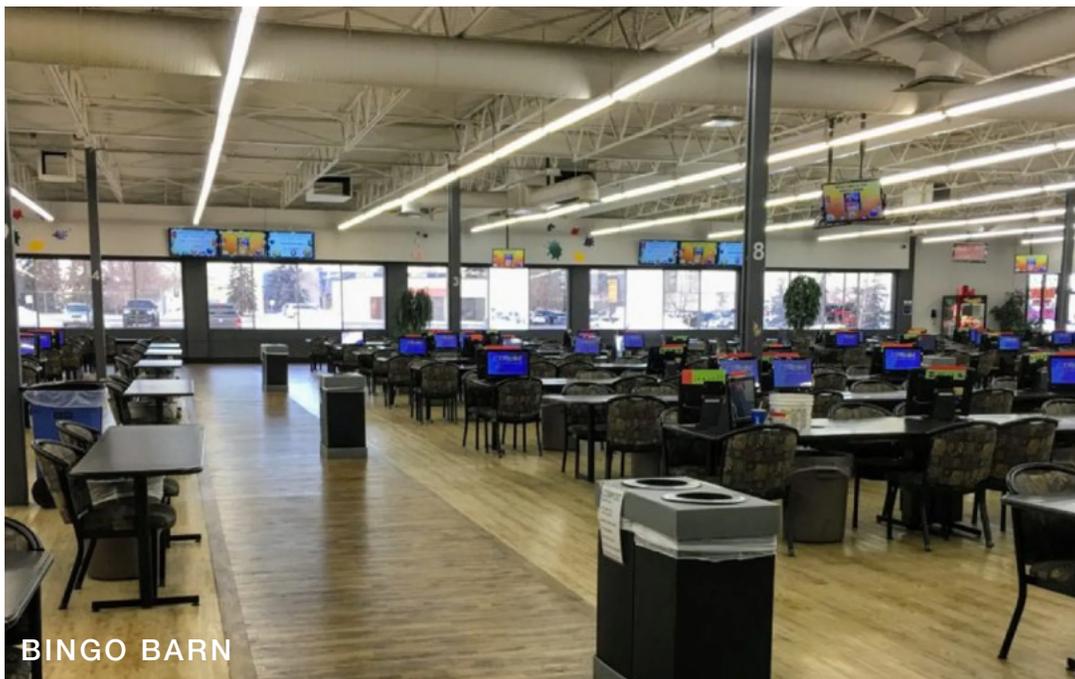
PROPERTY 2: 1111 33 ST NE

LEGAL DESC.	Plan: 7810454; Block: 12; Lot: 6
ZONING	C-COR3f1.0h12 (Commercial - Corridor 3)
YEAR BUILT	1981
SITE AREA	±1.73 Acres
BUILDING AREA	±4,625 SF
PROPERTY TAXES	\$65,704.09 (2025)
CURRENT RENT	\$31,200 (Gross)
TENANTS	Various professional services on short term gross leases
SALE PRICE	Contact Listing Broker *Contact the broker to get your Confidentiality Agreement and shared folder access

PROPERTY 1: 1107 33 ST NE | ARMY & NAVY - VACANT



PROPERTY 1: 1107 33 ST NE | BINGO BARN & ROYAL CANADIAN LEGION



PROPERTY 2: 1111 33 ST NE





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