

# 3444 32<sup>ND</sup> AVENUE NE

CBRE

HIGH PROFILE RETAIL DEVELOPMENT SITE



## THE OFFERING

CBRE's National Investment Team – Calgary ("CBRE") is pleased to offer for sale a 100% freehold interest in 3444 32<sup>nd</sup> Avenue NE (the "Property"), a 7,850 SF freestanding retail building located along the busy 32<sup>nd</sup> Avenue NE corridor. The Property sits on a 2.25-acre site, providing easy access, and potential for further development in the future. The Vendor is flexible regarding occupancy terms and is willing to provide sale lease back options. The Property is being offered for sale on a clear title basis.

## INVESTMENT HIGHLIGHTS

### HIGH EXPOSURE LOCATION

Strategically situated on the northwest corner of 34<sup>th</sup> Street and 32<sup>nd</sup> Avenue NE, a high-traffic commercial corridor with over 20,000 vehicles per day, abundant retail amenities nearby and close proximity to Peter Lougheed Hospital

### EASILY ACCESSIBLE

Excellent connectivity to several major arterial routes, including Barlow Trail, Deerfoot Trail, Trans-Canada Highway and the Stoney Trail Ring Road. The Property also benefits from being within walking distance to both Whitehorn and Rundle LRT Stations

### POTENTIAL DEVELOPMENT OPPORTUNITY

The dynamic location of the Property makes for an excellent future development site, providing potential holding income during the planning phases

## PROPERTY DETAILS

Municipal Address	3444 32 <sup>nd</sup> Avenue NE
Legal Description	Plan 8011265; Block 11; Lot 5
Year Built	1983
Site Size	2.25 Acres (97,847 SF)
Total NRA*	7,850 SF
Existing Land Use	C-COR3f1.0h12 (Commercial - Corridor 3)
Property Tax	\$90,507
Pricing	Market
5 Year Sale-Lease-Back	Call to Discuss

\* NRA is based off of the 2023 Assessment





# DOWNTOWN CALGARY

Cineplex Sunridge

Emerald Hotel

Sheraton Cavalier Hotel

RONA

Costco

Michaels

Toys "R" Us

Chipotle

32<sup>ND</sup> AVENUE NE (20,000 VPD)

Peter Lougheed Hospital

Part Source

Sunridge Nissan

Sunridge Mazda

Staples

29<sup>TH</sup> STREET NE

Sobeys

Nandos

Taco Bell

Memory Express

32<sup>ND</sup> STREET NE

Kal Tire

Treehouse Indoor Playground

345 FEET

315 FEET

Value Village

315 FEET

345 FEET

LRT STATION

Scotiabank

34<sup>TH</sup> STREET NE



# 3444 32<sup>ND</sup> AVENUE NE

HIGH PROFILE RETAIL DEVELOPMENT SITE

## // OFFERING PROCESS

3444 32<sup>nd</sup> Avenue NE is being offered for sale without a list price. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Property.

The Vendor is now prepared to respond to expressions of interest to purchase the property as they are received by CBRE. The Vendor reserves the right to establish a specific date for the submission of expressions of interest to purchase the Property at any time during the marketing process without notice.

## Contact Us

**Duncan MacLean**  
Executive Vice President  
+1 403 750 0800  
duncan.macleam@cbre.com

**Richie Bhamra**  
Executive Vice President  
+1 403 303 4569  
richie.bhamra@cbre.com

**Geoff Mar**  
Senior Vice President  
+1 403 750 0512  
geoff.mar@cbre.com

**Tyler Allen**  
Vice President  
+1 403 750 0521  
tyler.allen@cbre.com

**Drew Redekopp**  
Senior Associate  
+1 403 750 0504  
drew.redekopp@cbre.com

**Austin Croft**  
Senior Financial Analyst  
+1 403 716 2344  
austin.croft@cbre.com

**Thomas Lee**  
Senior Financial Analyst  
+1 403 716 2346  
thomaslee@cbre.com

**Aaron Seyoum**  
Financial Analyst  
+1 403 750 0801  
aaron.seyoum@cbre.com

**Meagan Pitre**  
Marketing Specialist  
+1 403 294 5703  
meagan.pitre@cbre.com

**National Investment Team**  
**C A L G A R Y**

© 2023 CBRE Limited. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE Limited. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.