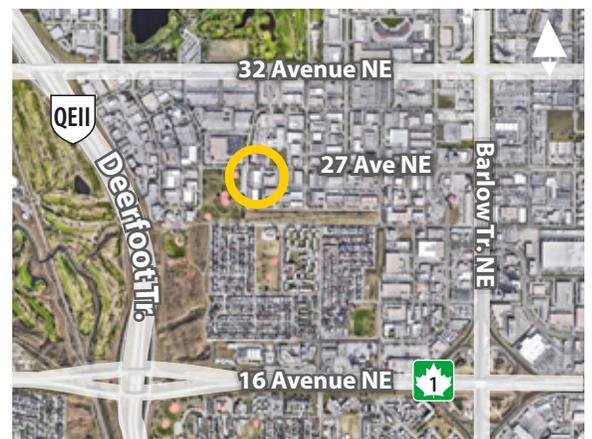


**97%
LEASED**



SMALL BAY INDUSTRIAL MULTI-TENANT INVESTMENT OPPORTUNITY IN SOUTH AIRWAYS FOR SALE

**Triumph South Airways Centre
1715 27th Avenue NE, Calgary**



Luke Stiles, SR. ASSOCIATE

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Darren Abrahamson, SR. ASSOCIATE

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Ryan McBride, ASSOCIATE

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LOCAL
EXPERTISE
MATTERS

- » Well-rounded mix of local, regional and national tenants.
- » Building is comprised of eleven 3,100 sq. ft. bays and walk-up second level flex space.
- » Good upside in both the contracted rents and upon lease expiries.
- » Opportunity for owner/user to occupy 3,100 sq. ft. of second level office premises.

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 1715 27th Avenue NE, Calgary

LEGAL DESCRIPTION: Plan 7810077; Block 9; Lot 1

ZONING: I-G - Industrial General

YEAR BUILT: 1981

TOTAL BUILDING AREA: 44,084 sq. ft.

LOT AREA: 1.73 ac

PARKING: 56 common parking stalls

WAREHOUSES:

- Loading – one 12' x 14' drive-in door per bay
- Clear height – 17'
- Power – 100 amps, 120/208 volts per bay (TBV)

INVESTMENT INFORMATION

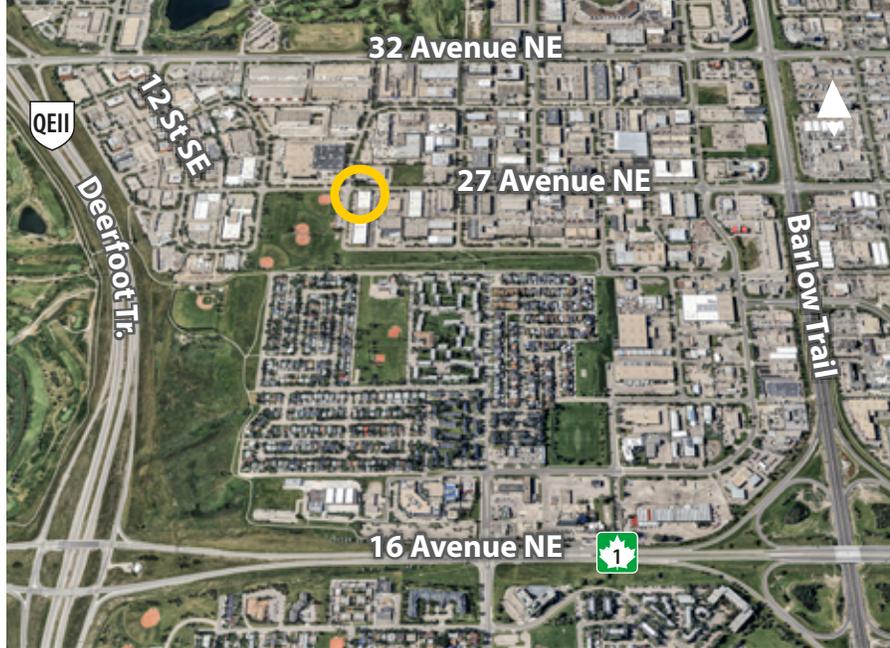
TENANCY: 97% leased

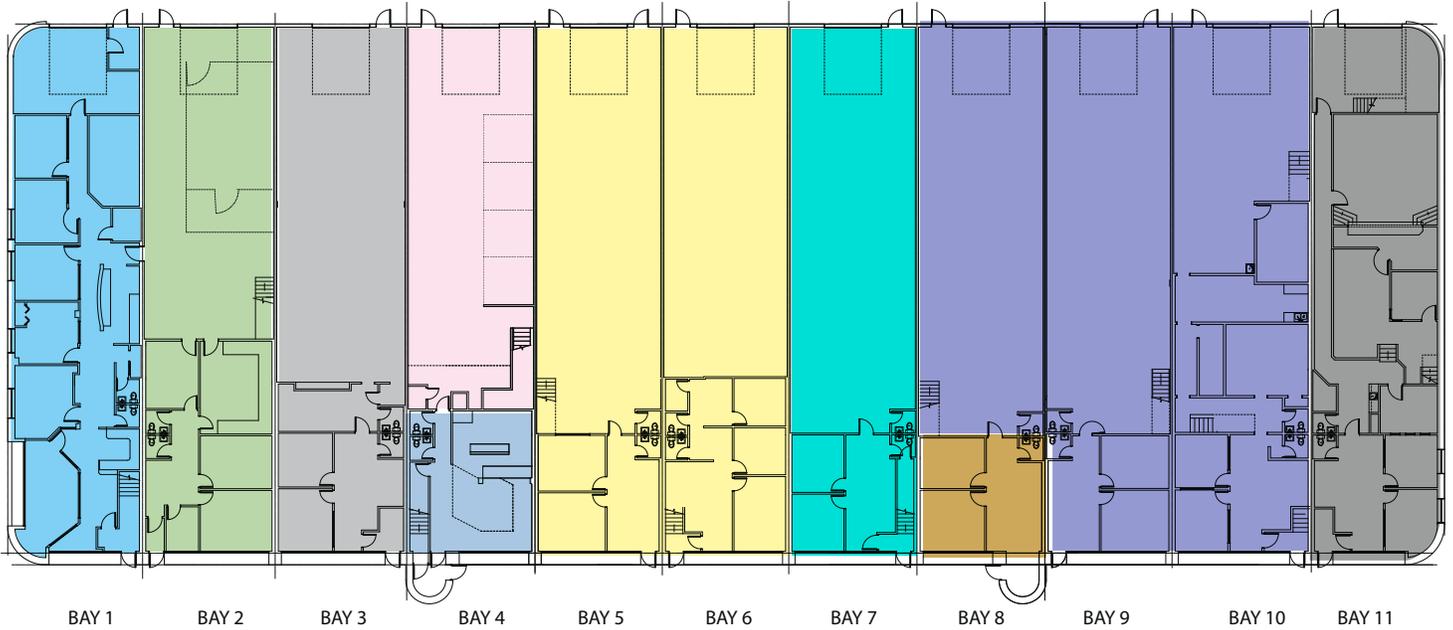
PROJECTED NOI:

\$461,000 (June 1st, 2026 to May 31st, 2027)

Opportunity to create upside in lease renewals over the next two years.

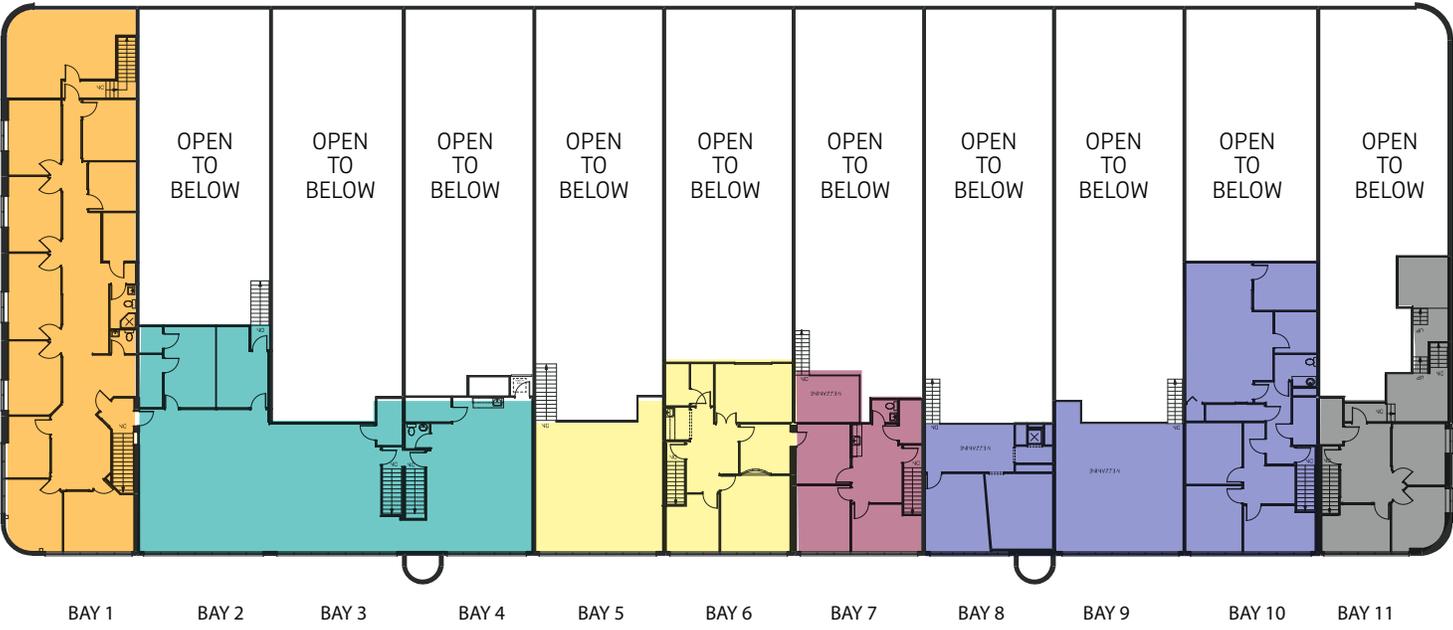
PRICE: Please contact





BAY 1 BAY 2 BAY 3 BAY 4 BAY 5 BAY 6 BAY 7 BAY 8 BAY 9 BAY 10 BAY 11

MAIN FLOOR



BAY 1 BAY 2 BAY 3 BAY 4 BAY 5 BAY 6 BAY 7 BAY 8 BAY 9 BAY 10 BAY 11

SECOND FLOOR



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

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LOCAL EXPERTISE MATTERS