

FOR SALE

MEDICAL BUILDING INVESTMENT & OWNER USER OPPORTUNITY

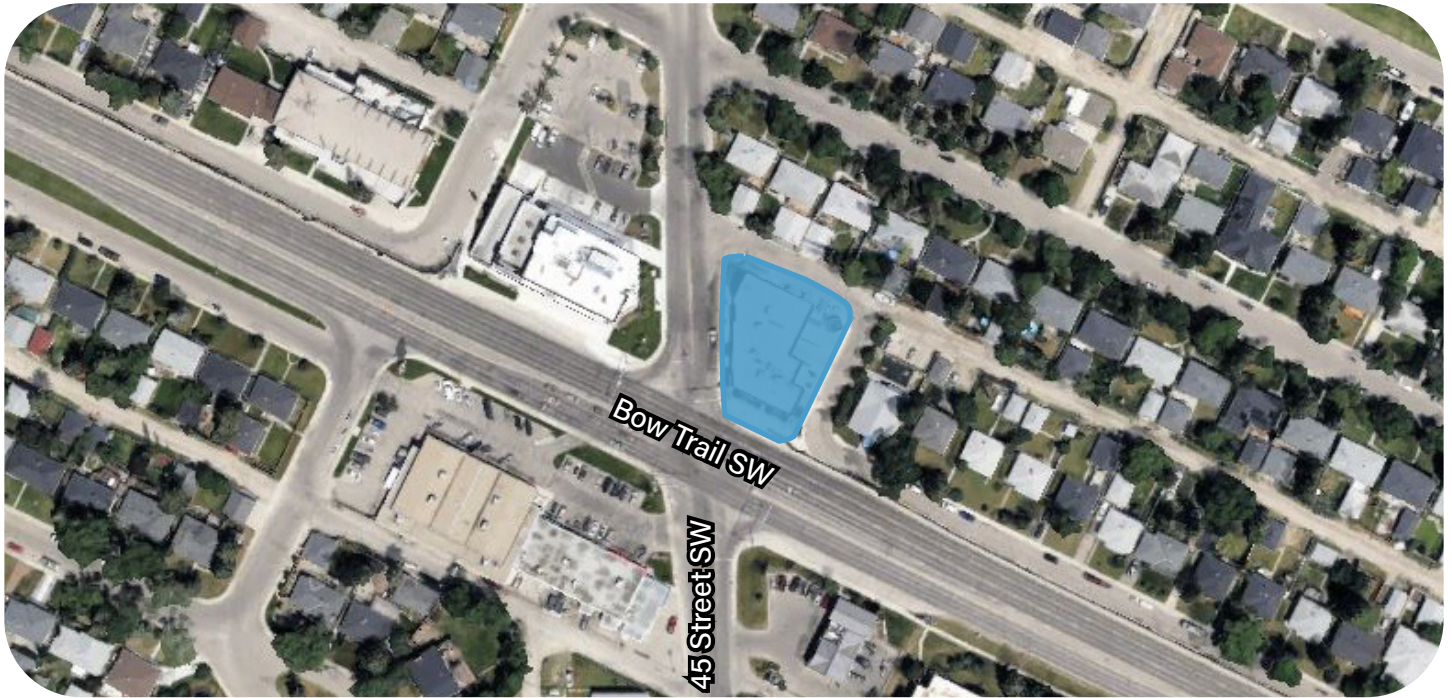
MANCHESTER
PROPERTIES INC.

636 45 STREET SW
CALGARY, AB T3C 2G2



CAMERON WALLACE
MANCHESTER PROPERTIES INC.
403 850 2719
cam@mpirealty.ca

BENNETT EDWARDSON
MANCHESTER PROPERTIES INC.
403 973 0238
bennett@mpirealty.ca



Investor Opportunity

**All lines are approximate*

Building Size:	12,408 Sq. Ft. (+/-)	Price:	\$5,250,000
Site Size:	12,985 Sq. Ft. (+/-)	Property Tax:	\$55,640.27 (2024)
Parkade:	22 Underground Stalls	NET Rent:	\$292,722.00
Surface Parking:	7 Stalls	Parking Income:	\$26,400.00
Elevator:	Yes	Amortized Recoveries:	\$30,000.00 (projected - TBC)
Lease Terms:		Total NOI 2024:	\$333,000.00 (Forecasted)
Suite 100:	August 31, 2025 (2,382 Sq. Ft.)	Reports:	ESA Phase 1
Suite 120:	August 31, 2028 (3,118 Sq. Ft.)		Insurance Evaluation Appraisal
Suite 200:	June 30, 2030 (6,908 Sq. Ft.)		Rent Roll
Year Built:	2010		Ammortization Schedule
Zoning:	C-N2		Building Plans

The Opportunity: Incredible opportunity to purchase an attractive, fully tenanted medical building with direct exposure to Bow Trail SW on a high visibility intersection. Located in the Calgary community of Wildwood has been treated with meticulous care and attention. Recent building improvements: new membrane in underground parking stalls, boiler replacement, new HVAC, LED Lighting systems and ARC flash study.

Contact our team for more information or to schedule a tour.





FOR MORE INFORMATION, CONTACT:

CAMERON WALLACE
Associate Vice President

403 850 2719
cam@mpirealty.ca

BENNETT EDWARDSON
President & Associate Broker

403 973 0238
bennett@mpirealty.ca

MANCHESTER
PROPERTIES INC

Manchester Properties Inc.
242 62 Avenue SE Calgary, AB T2H 2E6
403 212 5375 | manchesterproperties.ca

This information has been obtained from a reliable source and is believed to be accurate but is not warranted to be so. This property may be withdrawn from the market at any time without notice. Manchester Properties Inc. represents the interest of the Seller/Landlord of this property. Recipients of this information are advised to conduct their own due diligence to determine the accuracy of the information provided. The information provided is subject to change without notice.