

**AVISON  
YOUNG**

**1133 - 137 Avenue SE**

**Calgary, AB**



**Pali Bedi**

Principal

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**CANADA BEST  
MANAGED  
COMPANIES**

Platinum  
member

[avisonyoung.com](http://avisonyoung.com)



## Particulars

**Municipal address:**

1133 - 137 Avenue SE  
Calgary, AB

**Land use:**

Commercial

**Zoning:**

CN-2

**Lot size:**

1.02 Acres

**Tenants & building sizes:**

**Tim Hortons**

(Free-Standing Double Drive-Thru)  
2,400 sf

**Mary Browns**

(End Cap With Drive-Thru)  
2,600 sf

**Buster's**

1,250 sf

**Net rent:**

\$337,350/year

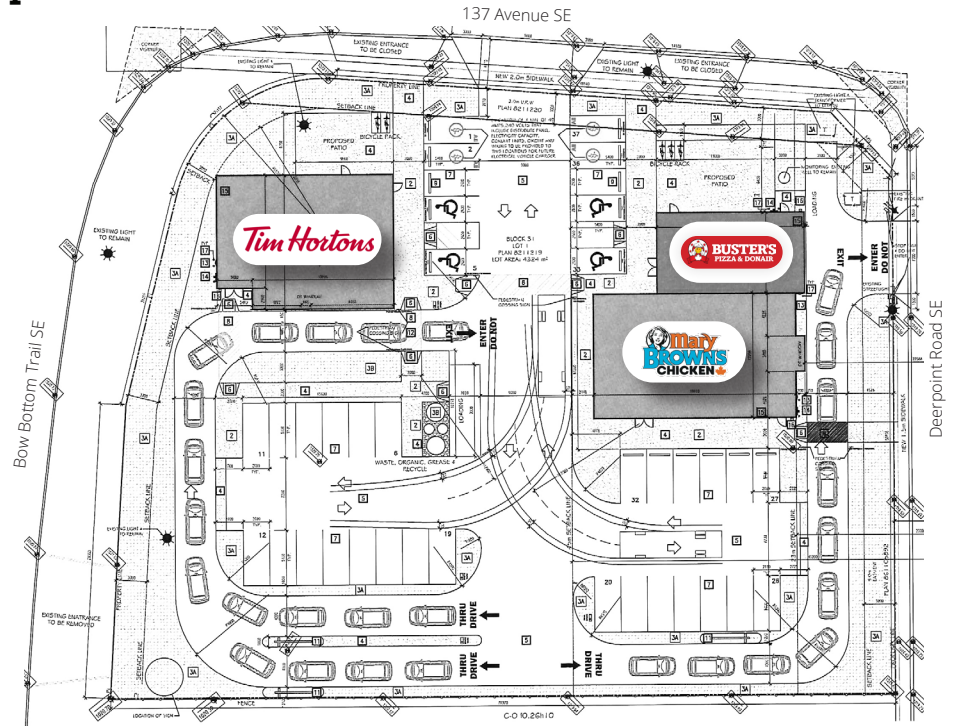
**Options:**

2 x 5 year

**Cap rate:**

4.5 %

## Siteplan



## Aerial and location



## New Construction

Asking Price:  
**\$7,250,000**

## Get more information

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