

For Sale Summary Report

For Sale: 3650 Sage Hill Dr NW

Calgary, AB T3R 1J1 - Northwest Submarket



FOR SALE DETAILS

Price	\$3,800,000
Price/SF	\$679.79
Cap Rate	6.00%
NOI	\$228,000
On Market	1 Days
Last Updated	Dec 13, 2024
Status	Active
Sale Type	Investment
Conditions	Investment Triple Net
Investment Type	Core, Triple Net

BUILDING

Type	3 Star Retail Storefront (Neighbourhood Centre)
Location	Urban
GLA	5,590 SF
Floors	1
Typical Floor	5,700 SF
Class	B
Year Built	2024
Tenancy	Multi
Owner Occup	No
Elevators	Yes
	DC

LAND

Land Acres	18.21 AC
Bldg FAR	0.01
Zoning	DC
Parcels	381002302
Land SF	793,356 SF

SALES CONTACTS

Sales Company	Avenue Commercial Harry Mann 1324 11th Ave SW Calgary, AB T3C 0M6 Canada (403) 802-6766 (p)
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Recorded Owner	Gadea Commercial Property Ltd 29 Aspen Ridge Cres SW Calgary, AB T3H 5J8 Canada
True Owner	Maria Hawkins 29 SW Aspen Ridge Cres Calgary, AB T3H 5J8 Canada (403) 630-6418 (p)

SALE HISTORY

Sale Date	Price	Sale Type	Buyer	Seller
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Sale Date	Price	Sale Type	Buyer	Seller
Mar 2024	\$2,750,000 (\$491.95/SF)	Individual Property	Maria Hawkins	Sharma, Sunil

MARKET CONDITIONS

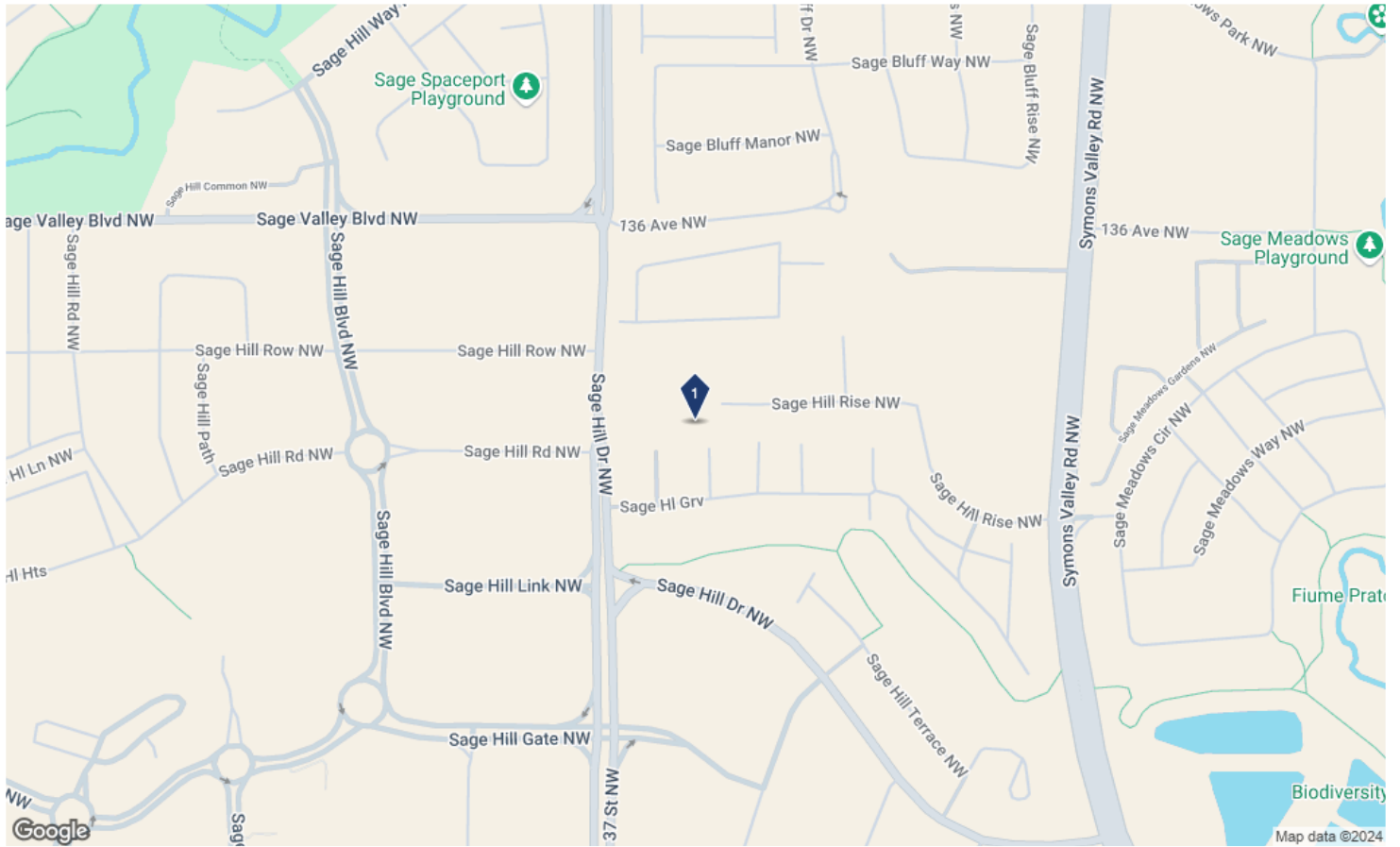
	2024 Q4	YOY Change
Vacancy Rates		
Subject Property	82.1%	
Submarket 2-4	1.9%	-0.4%
Market Overall	1.9%	-0.4%
Market Asking Rent Per Area		YOY Change
Subject Property	\$26.19/SF	-5.7%
Submarket 2-4	\$31.91/SF	-1.2%
Market Overall	\$28.06/SF	-1.2%
Submarket Leasing Activity		Prev Year
12 Mo. Leased	222,556 SF	580.2%
Months on Market	9.0	-1.2 mo
Submarket Sales Activity	2024 Q4	Prev Year
12 Mo. Sales Volume (Mil.)	\$132.01M	\$41.33M
Market Sale Price Per Area	\$366/SF	\$376/SF

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LOCATION

Postal Code	T3R 1J1
Submarket	Northwest
Submarket Cluster	Northwest
Market	Calgary
County	Calgary
State	AB

TRANSPORTATION

Airport	20 min drive to Calgary International
Walk Score®	Car-Dependent (42)
Transit Score®	Some Transit (42)

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NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/SF
3650 Sage Hill Dr NW	The Rise	★★★★★	2024	7,392 SF	Apr 2024	\$2,769,157	\$374.62
8650 112th Ave NW	Building 5	★★★★★	2012	7,210 SF	Jun 2024	\$3,507,138	\$486.43
8650 112th Ave NW	Building 6	★★★★★	2012	9,563 SF	Jun 2024	\$5,276,000	\$551.71
8650 112th Ave NW	Building 3	★★★★★	2012	7,300 SF	Jun 2024	\$3,553,005	\$486.71
8650 112th Ave NW	Building 2	★★★★★	2012	6,996 SF	Jun 2024	\$5,752,000	\$822.18
8650 112th Ave NW	Building 4	★★★★★	2012	6,228 SF	Jun 2024	\$3,030,161	\$486.54
8650 112 Ave NW	Royal Oak Park	★★★★★		3,211 SF	Jun 2024	\$1,635,928	\$509.48
8650 112th Ave	Royal Oak Park	★★★★★	2019	6,500 SF	Jun 2024	\$4,264,968	\$656.15
140 Crowfoot Cres NW	Boston Pizza	★★★★★	1981	3,110 SF	May 2024	\$2,115,642	\$680.27
850 Crowfoot Cres NW		★★★★★	1998	10,032 SF	Jan 2023	\$5,900,000	\$588.12
6004 Country Hills Blvd NE Building 1600		★★★★★	2020	7,980 SF	Jul 2024	\$5,650,000	\$708.02
217 19th St NW		★★★★★	2019	8,440 SF	Jul 2023	\$3,655,000	\$433.06
6512 Bowness Dr NW		★★★★★	2016	5,839 SF	Jan 2023	\$2,111,600	\$361.64
3603 Edmonton Trl NE		★★★★★	1970	3,937 SF	Aug 2023	\$1,200,000	\$304.80
620 16th Ave NW		★★★★★	1987	4,499 SF	Jun 2023	\$2,200,000	\$489.00