

OPPORTUNITY
TO ACQUIRE A
WELL LOCATED,
BELTLINE
OFFICE ASSET
WITH STRONG
CONVERSION
POTENTIAL

1015

4TH STREET SW

CALGARY, AB

National Investment Team
CALGARY

CBRE



THE OFFERING

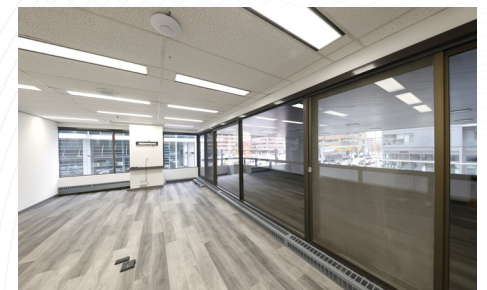
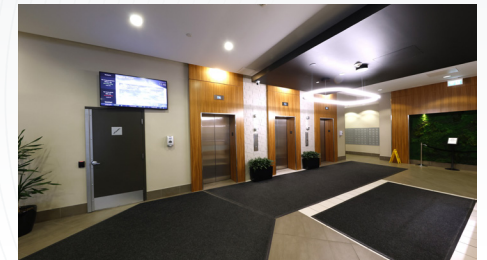
CBRE's National Investment Team – Calgary ("CBRE" or the "Advisor") is pleased to offer for sale a 100% freehold interest in 1015 4th Street SW (the "Property" or "Building"). The Property is a 124,012 SF twelve-storey office building, with main floor retail, and is located in the centre of Calgary's Beltline. The Property is in proximity to a number of popular restaurants, cafes, retail services, hotels, a hospital and several greenspaces. The Building offers 3 levels of heated and secured underground parking stalls which equates to one underground stall per 1,968 SF. 1015 4th Street SW presents an exceptional office to residential conversion opportunity, with the advantage of having specific lease clauses allowing for the flexibility required with a conversion project. This combination of a flexible lease framework, a highly sought-after location, attractive floor plates and existing amenities positions the Property for a highly successful and lucrative residential redevelopment.

PROPERTY DETAILS

Municipal Address	1015 4 th Street SW, Calgary, AB
Property Type	Class "B" Beltline Office Building
Year Built/Renovated	1978
Storeys	12
Total NRA	124,012 SF
Average Floor Plate	10,800 SF
Land Size	0.44 Acres (19,000 SF)
Zoning Designation	CC-X
Parking	63 Underground Parking Stalls (1 Stall per 1,968 SF)
Occupancy	67%
WALT	2.1 Years
Amenities	Underground parking, retail services (Tim Hortons and Clem's Beauty) and fitness (The Yard Gym) within in the Building, and is located one block from Plus-15 access

INVESTMENT HIGHLIGHTS

- » Recently upgraded common areas
- » Efficient floor plates with an average size of 10,800 SF
- » On-site retail includes The Yard Gym, Tim Horton's and Clem's Beauty
- » 63 heated underground parking stalls, providing an attractive parking ratio of one stall per 1,968 SF
- » Current tenancy provides an attractive going-in income
- » Highly sought after location, attractive floor plates and favourable lease framework create an exceptional office to residential conversion opportunity





WALKSCORE



BIKESCORE



TRANSIT SCORE



THE CORE SHOPPING CENTRE

LRT LINE

SALT & BRICK

LIL' EMPIRE BURGER

CRAFT BEER MARKET

RODNEY'S OYSTER HOUSE

LUCA/FLEETWOOD/PAZZI/GATSBY'S

PAMPA BRAZILIAN STEAKHOUSE

1015 4TH STREET SW

10TH AVENUE SW

NATIVE TONGUES

12TH AVENUE SW (14,000 VPD)

VINTAGE CHOPHOUSE & TAVERN

SHELDON M. CHUMIR HEALTH CENTRE

PARK BY SIDEWALK CITIZEN

STABLE

9TH AVENUE SW

5TH STREET SW (10,000 VPD)

11TH AVENUE SW (17,000 VPD)

1015

4TH STREET SW

CALGARY, AB

OFFERING PROCESS

1015 4th Street SW 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.maclean@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
Senior Vice President
+1 403 750 0521
tyler.allen@cbre.com

Drew Redekopp
Vice President
+1 403 750 0504
drew.redekopp@cbre.com

Thomas Lee
Associate
+1 403 716 2346
thomaslee@cbre.com

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

Patrick Dea, CFA
Financial Analyst
+1 403 750 0801
patrick.dea@cbre.com

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

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National Investment Team
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