

# TURNKEY INVESTMENT OPPORTUNITY



**PLAZA 28**  
Calgary AB



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Plaza 28 offers 4 retail buildings strategically located in a central area, providing easy access to key destinations such as Marlborough Mall, Memorial Drive, the vibrant Downtown core, Deerfoot Trail, and comprehensive public transportation options. Recognized as an institutional-grade mixed-use asset, it is situated within the thriving Franklin district. Its prime location, just a short walk from the Franklin and Marlborough C Train Stations, makes it an ideal property for long-term value growth. This is primarily due to the ongoing transit-oriented redevelopment and the resulting increase in population density in the area. With a total rentable area of 65,710 square feet distributed across its multiple buildings and currently boasting an occupancy rate of 80%, Plaza 28 presents a compelling acquisition opportunity due to the presence of below-market costs. 65,710 SF | +/- 195 PARKING STALLS  
\*C-COR3 Commercial store front

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# GREAT INVESTMENT

## Property Highlights

- 188 28 Street SE ..
- 228 28 Street SE
- 2908 2 Avenue SE
- 128 28 Street SE
- Four Separate Titles - Can be Sold Separately .
- Implement a strategic tenant repositioning plan, incorporating targeted property improvements specifically designed to capture optimal market rents. This approach is projected to deliver consistent, institutional-grade returns, significantly exceeding an annualized rate of 25%. Furthermore, the successful execution of this conversion strategy is anticipated to generate a profit margin exceeding a substantial 140%.

## Property Details

**Address: Plaza 28** 188 28 Street SE

**Legal Description:**

**Zoning:** Commercial - Corridor 3 District (C-COR3)

**Rentable Area** 65710

**Land Size:** +/- 3.5 ACRES

**Sale Price:** Market Price

**Access:**

