

PLAZA 28

SIGNIFICANT VALUE-ADD INVESTMENT OFFERING · CALGARY SE



50,093 SF | 9.5 MILLION (\$189 PSF) | ± 3.5 ACRES | ± 195 PARKING STALLS

TheNiaziGroup x **exp**
REALTY

DUAL EXIT STRATEGY

PLAZA 28

EXECUTIVE SUMMARY



Plaza 28 consists of four retail/industrial/office buildings situated in a central location near major roads, retail amenities, downtown, and public transit. It is an institutional-grade mixed-use asset located in Calgary's rapidly transforming Franklin district. Its strategic location—steps away from Franklin C-Train Station, Memorial Drive, and Deerfoot Trail—positions the property for long-term value creation driven by transit-oriented redevelopment and increasing residential density.



The centre totals 50,093 SF across multiple buildings and offers significant mark-to-market rent potential. With 73% occupancy and below-market leases, Plaza 28 presents a compelling acquisition below replacement cost.

INVESTMENT PATH 1

BUY · FACELIFT · STABILIZE · REFINANCE

CURRENT NOI

388,952

STABILIZED NOI

1,230,299

STABILIZED VALUATION (6% CAP)

20.5M

STABILIZED VALUATION (6.5% CAP)

18.9M

PROJECTED VALUE UPLIFT

9.7M–10.8M

This strategy leverages tenant repositioning, targeted improvements, and capturing market rents to deliver institutional-level returns exceeding 30–35% annualized.

INVESTMENT PATH 2

STRATIFY AND SELL AS COMMERCIAL CONDOS

AVERAGE PSF ACHIEVABLE

494.26

TOTAL PROJECTED CONDO SALES

24.76M

PROJECTED PROFIT

14.3M–14.5M

ROI

138–145%

EQUITY MULTIPLE

2.5×–3.0×

Given Calgary's strong demand for owner-operated retail strata, Plaza 28 provides exceptional upside.

LOCATION & MARKET FUNDAMENTALS

The Franklin Station area is undergoing major transformation, including a 350-unit mixed-income residential development, new streetscape improvements, bike infrastructure, LED lighting, and a pedestrian plaza.

TRADE AREA HIGHLIGHTS



61,676
Population



24,129
Households



77,394
Median Income

**Strong
daily needs
retail
demand**

SUMMARY - WHY PLAZA 28

- ✓ **Offered at 9.5M**
well below replacement cost
- ✓ **High-growth**
transit-oriented redevelopment zone
- ✓ **Significant rent lift potential**
- ✓ **Two strong exit strategies**
(value-add or condo sell-off)
- ✓ **Strong demographic**
and traffic fundamentals

Disclaimer: All financial figures and projections are estimates only. Buyers must conduct their own due diligence. Information is subject to change without notice.

THE LOCATION ADVANTAGE

HIGHLIGHTS

- Convenient central location near major thoroughfares
- 6-minute walk to Franklin Station
- Area features diverse shopping and dining options
- Excellent connectivity to downtown Calgary



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