



9,229 SF on 1.31 Acres
 2730 23 Street NE | Calgary, AB

PROPERTY HIGHLIGHTS

- Currently leased to 2 separate tenants, a car dealership and mechanic shop, until January 1, 2028.
- The Tenants pay a combined net rent of \$34,500 per month.
- The current tenants can also vacate for an Owner/User.
- Freestanding building with flexible C-COR3 zoning.
- Situated in a convenient location just off Barlow Trail.
- Amazing Exposure to 27th Ave NE - 14,000 VPD.
- Property consists of a large showroom, multiple private offices, parts department and a vehicle service bay.
- Ample parking on site.

SUBMARKET	Vista Heights
ZONING	C-COR3
YEAR BUILT	1989
SITE SIZE	1.31 Acres
TOTAL NRA	9,229 SF
LOADING	1 Drive-in Door
2023 PROPERTY TAXES	\$67,548.88
NET OPERATING INCOME	\$414,000
PRICE	\$4,999,000
CAP RATE	8.2%

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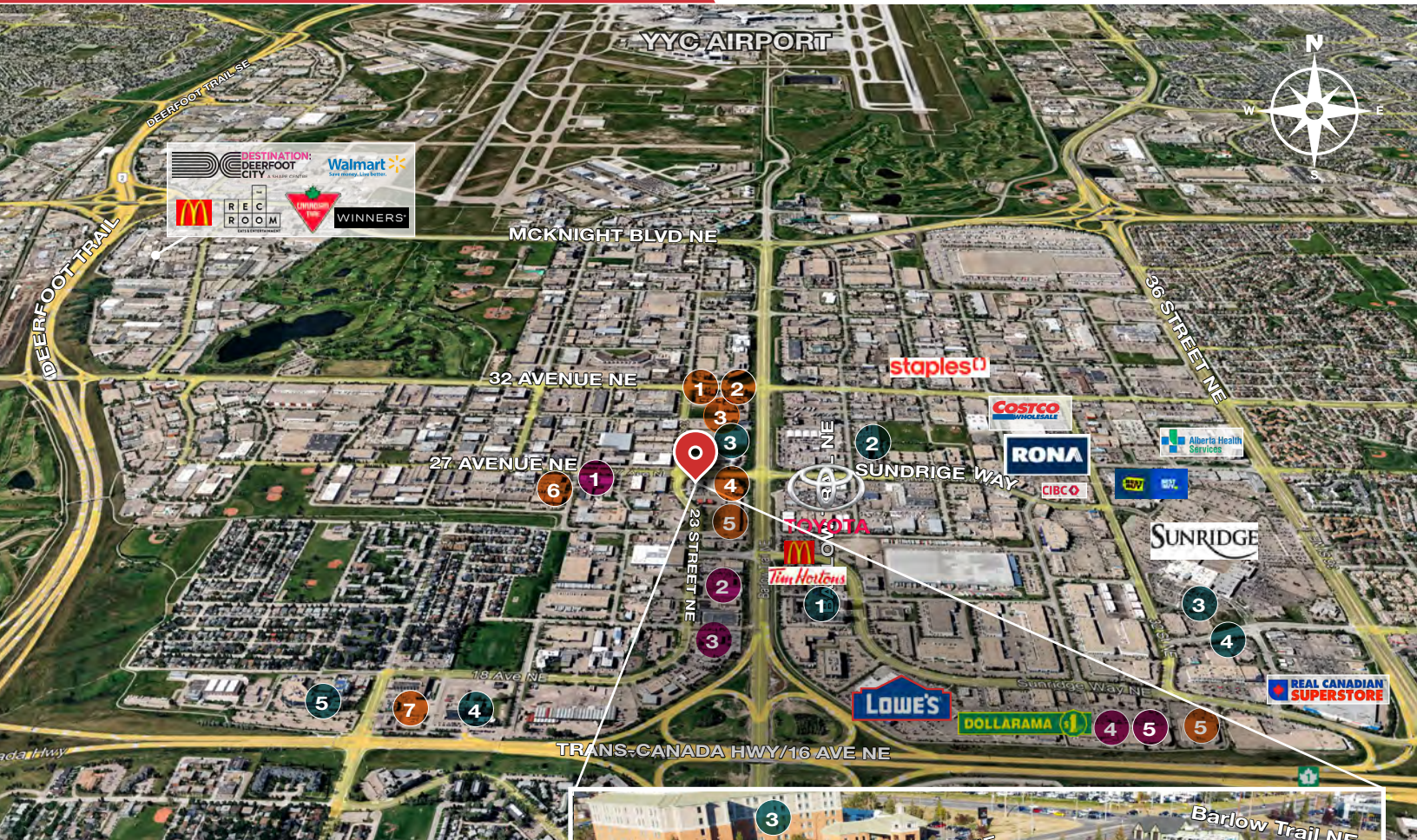
FOR SALE

Investment Opportunity

C-COR3 Zoning

NAI Advent

Commercial Real Estate Services, Worldwide.



AREA DEMOGRAPHICS

POPULATION	2 KM	3 KM	5 KM
2023	9,041	163,88	561,958
2028	10,059	184,603	638,091
2033	11,070	204,702	712,011
Growth 2023-2028	2.3%	2.6%	2.7%
Growth 2021 - 2031	2.2%	2.5%	2.7%
Daytime Population	22,337	209,827	770,888



AMENITIES



Food, Drinks & Market

1. Joey Barlow
2. Earls
3. Wholesale Club
4. Shark Club Sports & Gill
5. Karma Fine Indian Cuisine



Hotels

1. Four Points by Sheraton
2. Emerald Hotel & Suites
3. Royal Hotel Calgary
4. Doubletree by Hilton
5. Best Western Airport Inn



Shopping

1. NAPA Auto Parts
2. Eastside Kia
3. Calgary Hyundai
4. PetSmart
5. Homesense

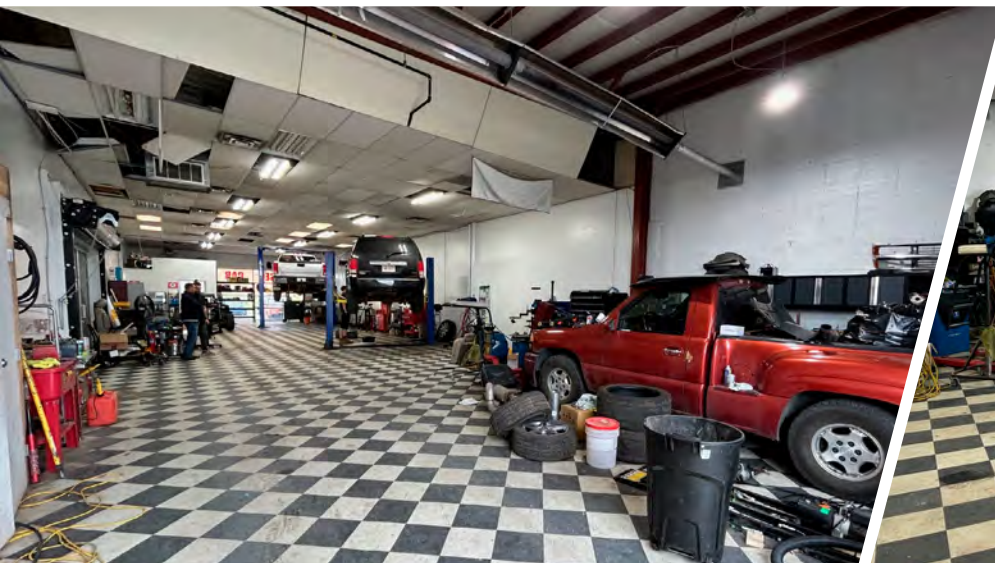
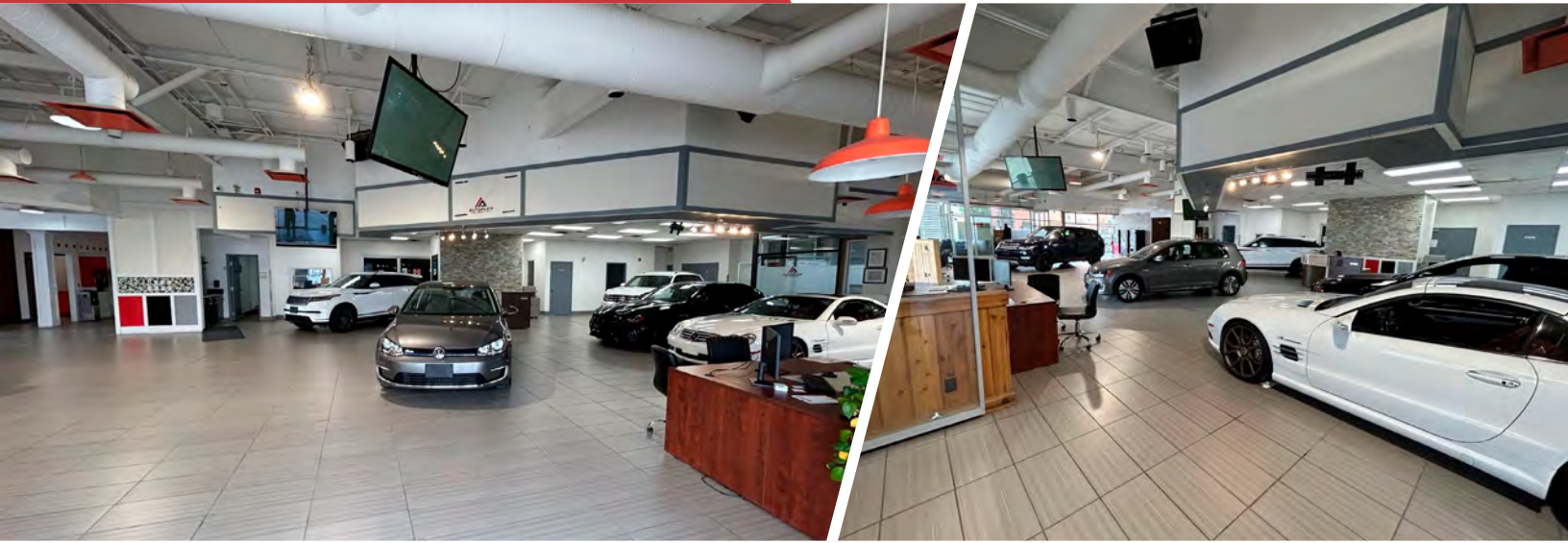
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