

**FOR
SALE**

Crowchild Trail & Kensington Road Intersection

2440 Kensington Road NW

2439 - 1st Avenue NW



HIGHLIGHTS

- HIGH EXPOSURE – located on the corner of Crowchild Trail and Kensington Road. 96,000 vehicles per day pass by this site.
- 4,500 square foot building with 13,595 square feet of land. 29 surface parking stalls
- Excellent exterior curb appeal. Interior fully upgraded with high end finishings.
- Owner/user or Investment opportunity.
- Flexible purchase terms-vendor financing may be available to qualified purchasers.

Kael Smith
403-252-1012
ksmith@avenuecommercial.ca

Suite 300, 1324 11th Avenue SW
Calgary, AB T3C 0M6

T. 403-802-6766 F. 403-802-6768
www.avenuecommercial.ca

AVENUE
COMMERCIAL

Creating Superior Real Estate Solutions

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.

**FOR
SALE**

Crowchild Trail & Kensington Road Intersection

2440 Kensington Road NW

2439 - 1st Avenue NW

PROPERTY DESCRIPTION

- Status:** For sale. Land, building and all interior finishings, work stations, etc.
- Location/Lot Size:** 2440 Kensington Road, NW – 7,107 square foot lot size
2439 – 1st Avenue NW – 6,488 square foot lot size
- Improvements:** 4,486 fully renovated office building
Paved parking lot with 29 stalls
- List Price:** \$2,300,000
- Zoning:** C-N2 (2440 Kensington Road NW)
R-C2 (2439 - 1st Avenue NW)

Vendor will sell 2440 Kensington Rd seperately+lease parking at 2439-1st Ave to purchaser.

INVESTOR INFORMATION

- Currently operated as a business centre.
- Nov 11, 2009 to Nov 10, 2010 rental revenue was \$262,000. NOI was \$207,000.
- Pattison sign on property generates \$8,000 per year in lease revenue.
- Pylon sign rents for \$300.00 per month per panel (7 panels total)
- Strong historic cash flow as business centre

OWNER/OCCUPIER INFORMATION

- Space is turnkey for an office owner/user, high end fixtures and finishings
- Zoning condusive to a wide variety of uses including Medical.

All revenue values provided by vendor. Avenue Commercial does not warranty its accuracy.

Kael Smith
403-252-1012
ksmith@avenuecommercial.ca

Suite 300, 1324 11th Avenue SW
Calgary, AB T3C 0M6
T. 403-802-6766 F. 403-802-6768
www.avenuecommercial.ca

AVENUE
COMMERCIAL
Creating Superior Real Estate Solutions

**FOR
SALE**

Crowchild Trail & Kensington Road Intersection

2440 Kensington Road NW

2439 - 1st Avenue NW



LOCATION MAP



SATELLITE VIEW



Kael Smith
403-252-1012
ksmith@avenuecommercial.ca

Suite 300, 1324 11th Avenue SW
Calgary, AB T3C 0M6
T. 403-802-6766 F. 403-802-6768
www.avenuecommercial.ca

AVENUE
COMMERCIAL

Creating Superior Real Estate Solutions