

// INVESTMENT
OPPORTUNITY

FOR SALE

Sunnyside Multifamily Portfolio
Calgary, AB



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Commercial Real Estate Advisors

INVESTMENT HIGHLIGHTS

- Superior location with easy access to downtown Calgary and densely populated retail corridors, including restaurants, bars, grocery stores, and gas stations. As well as nearby parks: Sunnyside Station Picnic and Riley Park
- Two-minute walk for major transit: 201 Red Line - Somerset-Bridlewood/Tuscany CTrain
- Very strong walking score of 96 and biker's score of 99
- Efficient and long-standing professional management of both buildings as they are less than a 5-minute walk from each other
- Ability to own in one of Calgary's core submarkets that has tremendous income and investment yield growth potential



PROPERTY DETAILS



HIGH-LEVEL NUMBERS

	Current	Stabilized
Income		
Average Rent	\$1,220.00	\$1,500.00
Expenses		
Property Tax	\$13,406.00	
Insurance	\$37,330.00	\$12,420.00
Utilities	\$10,311.00	
R&M	\$27,169.00	\$12,000.00
PM		
Misc.	\$2,082.00	

Asking Price **\$2,970,000.00**

Civic Addresses: 623 9A Street NW, Sunnyside, Calgary AB T2N 1T9

Legal Description: Lot 27 and 29, Block 4, Property Plan 24480

PIDs: 0015649750

Lot Size: ~7,489 SF

Zoning: M-C2

Year Built: 1976

Construction: Masonry

Units & Unit Mix: Twelve (12), all one-bedroom units

Parking: Surface parking. Twelve (12) stalls, with six (6) covered and six (6) open.

Building Upgrades: Boiler and hot water tank replacements (2019)

PROPERTY DETAILS



HIGH-LEVEL NUMBERS

	Current	Stabilized
Income		
Average Rent	\$958.00	\$1,500.00
Expenses		
Property Tax	\$11,895.00	
Insurance	\$10,000.00	
Utilities	\$23,719.00	
R&M	\$32,061.00	\$10,000.00
PM		
Misc.	\$2,082.00	

Asking Price **\$2,475,000.00**

Civic Addresses: 320 9 Street NW, Sunnyside, Calgary AB T2N 1T4

Legal Description: Lot 1 and 2, Block 11, Property Plan 24480

PIDs: 0012997029

Lot Size: -5,993 SF

Zoning: M-CG D72

Year Built: 1965

Construction: Masonry

Units & Unit Mix: Ten (10) units, six (6) one-bedrooms and four (4) two-bedrooms

Parking: Surface parking. Ten (10) stalls, with four (4) covered and six (6) open.

Building Upgrades: As of 2018 new boiler, windows, balcony beams, decking, handrails, hot water tank, new entrance door and intercom system

LOCATION

Sunnyside, Calgary AB

At the heart of Sunnyside's allure is Kensington Village, a popular shopping district born in partnership with the neighboring community of Hillhurst. Positioned where 10th Street NW meets Kensington Road, Kensington has become synonymous with Calgary's dining and entertainment scene. Residents and visitors alike flock to its numerous restaurants, cafes, unique retailers, and vibrant festivals. The district's proximity to Sunnyside's own CTrain platform, just one stop away from downtown, further enhances its accessibility. However, Sunnyside is not merely an urban paradise; it seamlessly integrates with nature. McHugh Bluff Park, bordering the community to the north, offers 27 hectares of untouched natural beauty, providing residents with a space for jogging, dog walking, and bird watching. In essence, Sunnyside is more than a neighborhood; it's a dynamic blend of historic charm, urban vibrancy, and natural beauty. Whether you're exploring Kensington's bustling streets, strolling along the Bow River, or participating in community activities, Sunnyside invites you to experience the very best of what Calgary has to offer.



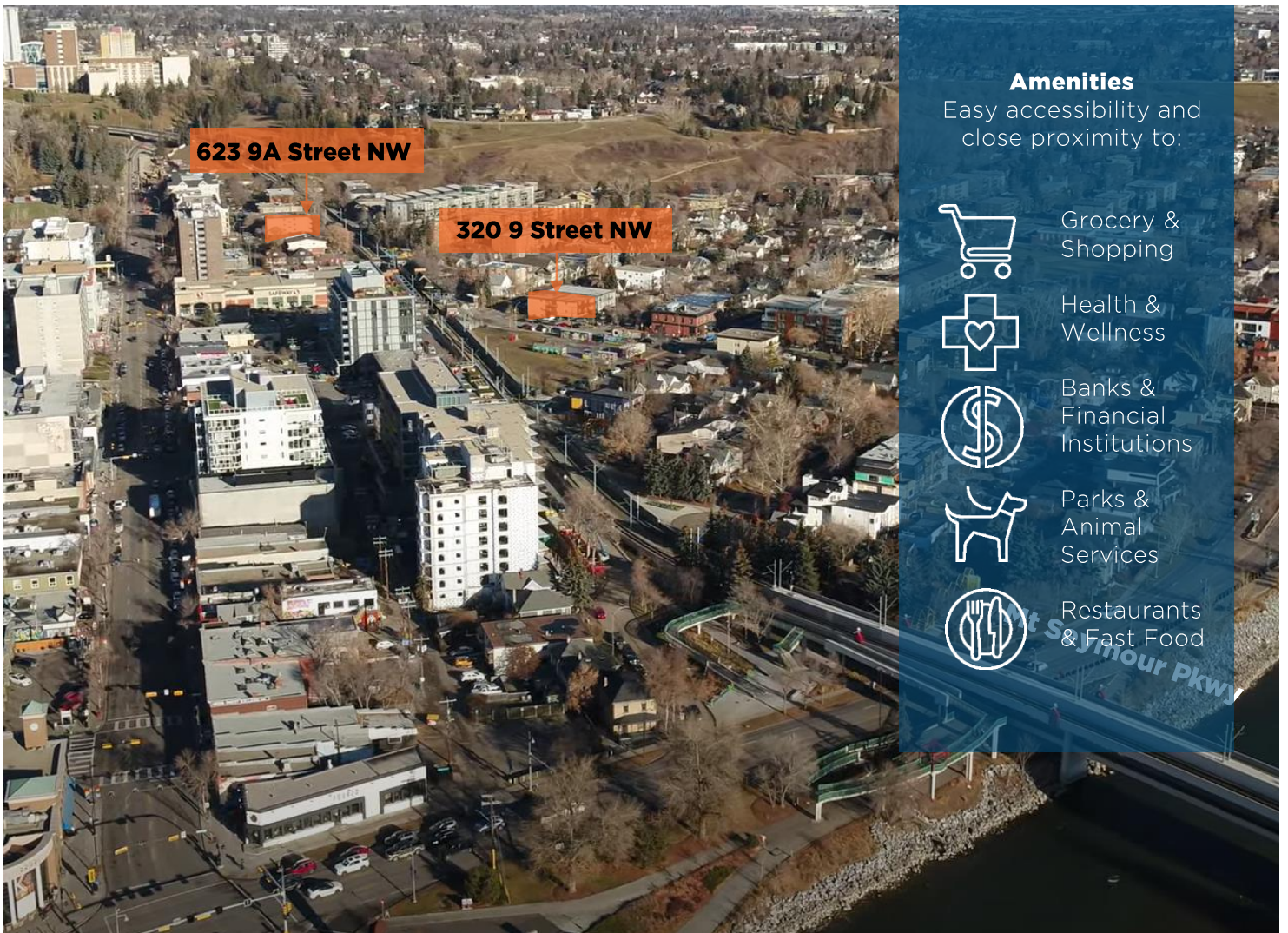
Drive Times:

Hwy #1: **5 Minutes**
Downtown: **7 Minutes**
YYC Airport: **22 Minutes**



Walk Times:

CTrain (Red Line): **2 Minutes**
Kensington Village: **10 Minutes**



CONTACT

All qualified purchasers will be given data room access following execution of a [confidentiality agreement](#). Please contact the listing agents for pricing guidance.



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