

PRIME INVESTMENT OPPORTUNITY

// 46,676 SF on 6.92 Acres

FOR SALE

4884 & 4900 - 102 Avenue SE

// CALGARY



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CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY OVERVIEW

Civic Address & Legal Description:

4884 & 4900 - 102 Avenue S.E. Calgary Alberta T2C 2X8
Plan 0611776, Block 13, Lot 9

THE OFFERING

CDN Global Advisors Ltd. (the “Associates”) have been retained to offer and sell a 100% freehold interest in the subject property, with a gross rent-able area of 46,676 sq.ft. situated on 6.92 acres located within the East Lake Industrial Area. The property is currently leased with two national tenants on long term leases (including renewal options). The property is zoned Industrial General – IG. This industrial property is designed to Class A standards and built to high quality specifications and has been very well maintained. The property was built in 2009 and is located in the northern portion of East Lake Industrial area, a premier industrial area in southeast Calgary, encompassing approximately 600 acres of Commercial & Industrial Land. The site is highly accessible to all major transportation routes including Barlow Trail, Deerfoot Trail and Stoney Trail. Local amenities including hotels, food services, retail outlets, vehicle services, and gas stations. The East Lake Industrial area is nearing full development, with few remaining lots available.

Price: Contact Listing Agents



PROPERTY SPECIFICS

BUILDING SIZE

Gross Lease-able Area: 46,676 sq.ft.

Tenant 1: 20,618 sq.ft. / Tenant 2: 26,058 sq.ft.

Footprint: 45,172 sq.ft.

Land Size: 6.92 Acres

Site Coverage: 15%

Assessment & Taxes (2023): \$10,200,000.00 / \$225,162.96

BUILDING FEATURES

Year Built: 2009

Zoning: Industrial General (I-G)

Loading: 6 Drive-In Doors - 14' x 14' (3 in each bay)

Electrical: 600 AMPS 347 @ 600 Volt 3 Phase 4 Wire.

Construction: Design Build // Conventional structural steel with ballasted EPDM roof and insulated metal panels. Front and portion of each side elevation clad with masonry Brick. Front west portion fence is constructed of masonry brick.

Heating: Warehouse - Radiant tube and gas-fired overhead heaters / Office - Rooftop HVAC units.

Ceiling Height: 24'-0"

Make-up Air System: 10,000 CFM in Each Bay

Yard: Approximately 3.73 acres total // Approximately 1.17 acres paved and remaining area is recycled asphalt. Chain link perimeter fencing with front west portion (330 ft.) constructed of masonry brick. Lighting around the exterior of the building and yard area.

TENANT OVERVIEW

TENANT 1 // 20,618 SQ. FT.

KAL TIRE

Kal Tire is a privately owned, Canadian company based out of Vernon, B.C. It is also Canada's largest independent tire dealer and one of North America's largest commercial tire dealers with over 260 Kal Tire retail and commercial stores across Canada, warehouse facilities and 10 retread manufacturing plants. In addition, Kal Tire's Mining Tire Group is an international leader in mining tire service and supply, servicing more than 150 mine sites across five continents.

Kal Tire will utilize this space for commercial vehicle tire and related services. The lease commencement date for Kal Tire is February 18, 2024.

www.kaltire.com



TENANT 2 // 26,058 SQ. FT.

I-XL BUILDING PRODUCTS

I-XL Building Products operates across Canada with two locations in Alberta. They are a Canadian company owned by Equicapita (Canadian Private Equity Investment Fund).

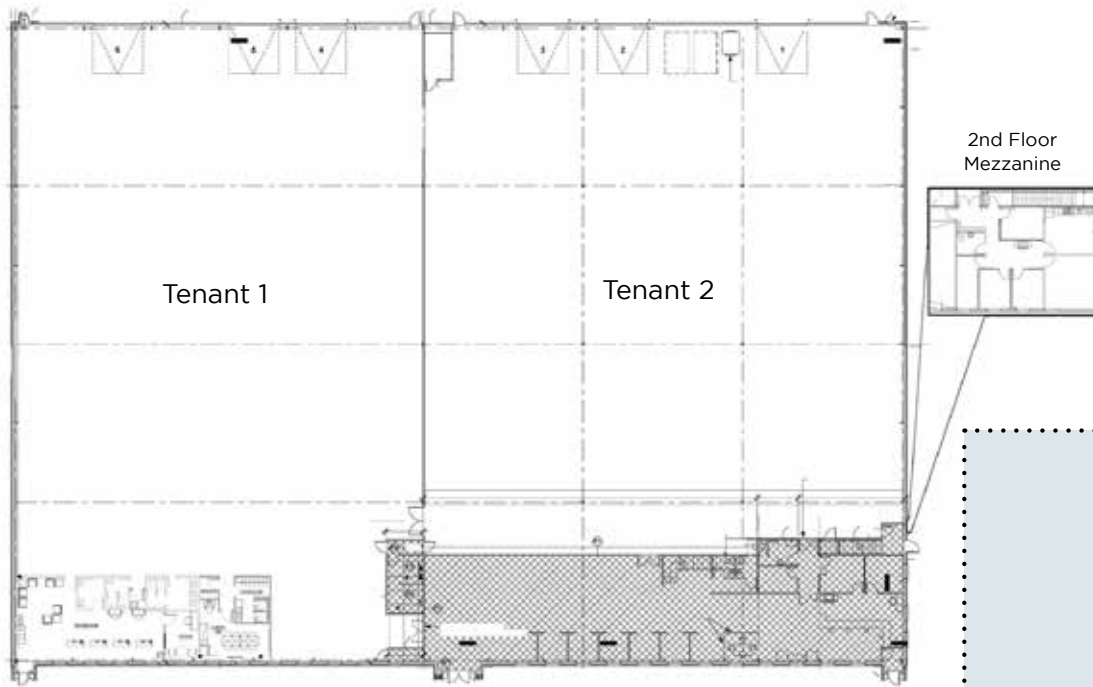
I-XL Building Products Inc. is one of the largest importers and distributors of brick, stone and building products in Canada with roots dating back to 1912. With a focus on premier products from around the world, I-XL offers customers one of the most comprehensive selections of building envelope products available.

I-XL utilizes the space as wholesale distribution, showroom and office for building products. They have been a tenant in the space since April 2009

www.ixlbuild.com
www.equicapita.com



FLOOR PLANS & SITE PLAN



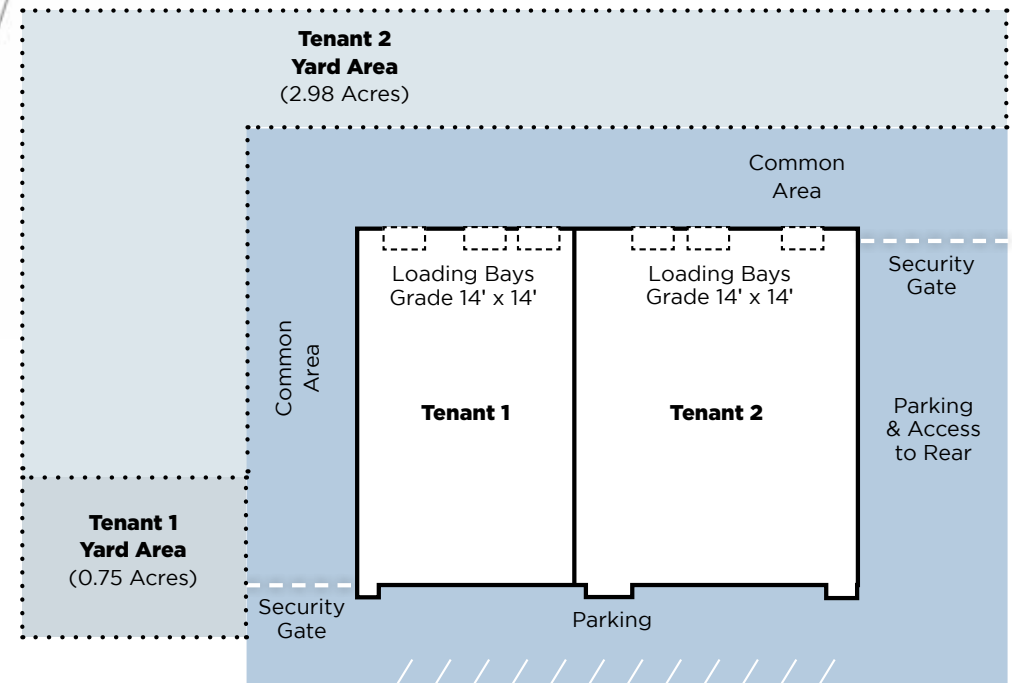
Tenant 2

- Approximately 5,000 sq. ft. of showroom and sales center.
- 1,504 sq. ft. of second floor office space including lunchroom and washroom.
- Yard area = 2.98 acres including 1.17 acres paved.

Floor Plans

Tenant 1

- Approximately 1,500 sq. ft. of showroom, office and staff amenities.
- Current tenant will be completing significant upgrades to both office and warehouse.
- Yard area = 0.75 acres



Site Plan

PROPERTY DETAILS



Yard area, unpaved (Tenant 1) // NW side of building

INVESTMENT HIGHLIGHTS

- Two national Tenants with long term leases in place (including renewal options).
- Annual rent escalations for both Tenants.
- Architecturally pleasing design with a front facade that features extensive window glazing and detailed brick construction.
- Low site coverage providing for large yard area.
- Site location well positioned in East Lake Industrial, premiere industrial area in Calgary S.E.
- Building construction designed for minimal maintenance and longevity.

OFFERING PROCESS

Prospective parties must execute a confidentiality agreement before accessing additional information on this offering.

To obtain the agreement, kindly reach out to our associates.

No bid date is specified; offers will be considered upon receipt.



INTERIOR FEATURES



Tenant 1 | Warehouse



Tenant 1 | Office



Tenant 1 | Warehouse



Tenant 2 | Office Space



Tenant 2 | Showroom

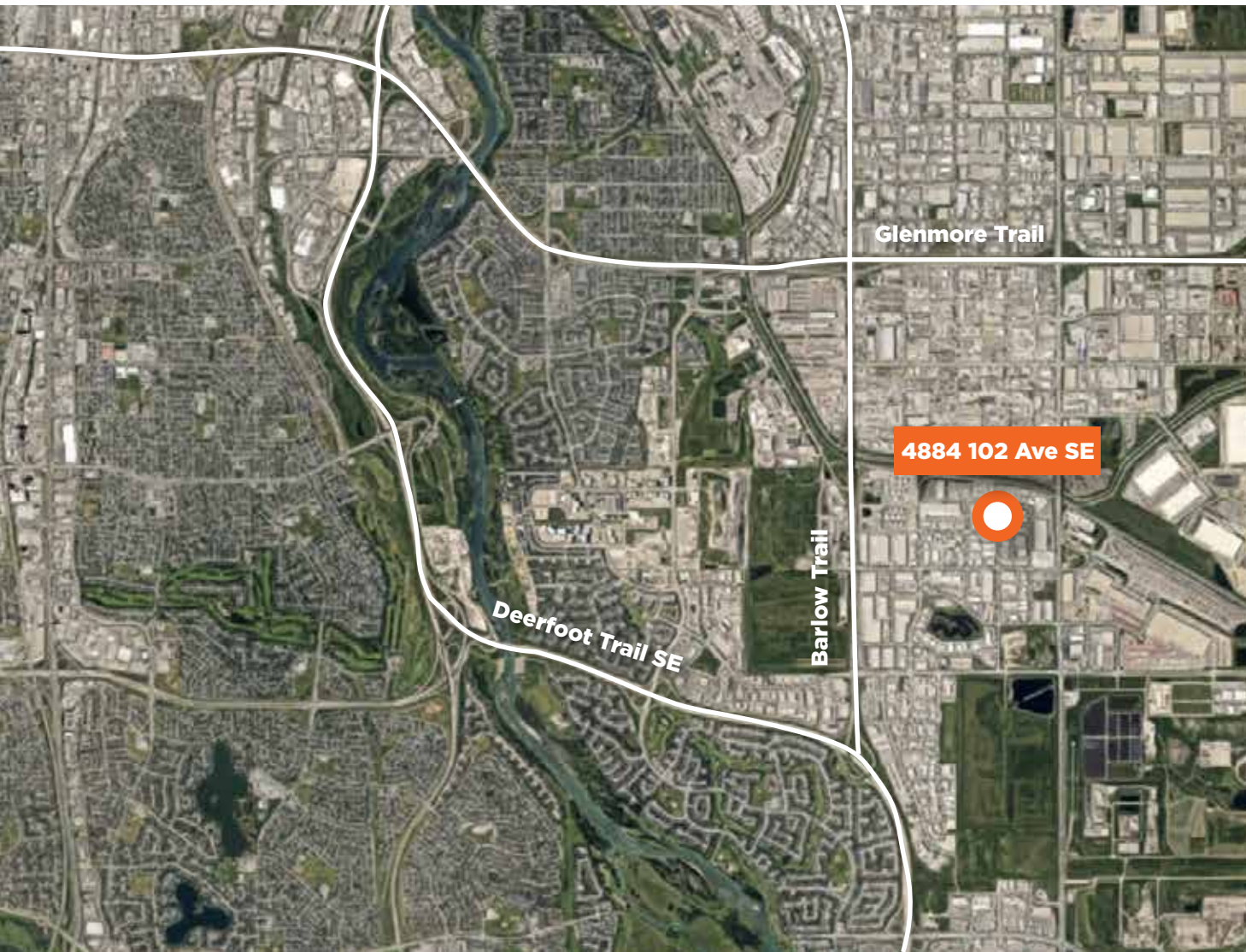


Tenant 2 | Warehouse

LOCATION

Located in SE Calgary, East Lake Industrial Area, with convenient access to major thoroughfares for shipping and distribution.

As a highly desirable industrial location, other successful Calgary businesses within the immediate area include; **Wolseley Pumping/HVAC, Centra Windows, FedEx Distribution Centre, Cloverdale Paints, Brookfield Cold Storage, Core-Mark International** and **EECOL Electric.**



Drive Times:

Deerfoot Trail SE: **6 minutes**

Stoney Trail: **10 minutes**

Calgary Airport: **20 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



fuel / charging stations

CONTACT



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