

// FULLY LEASED INVESTMENT PROPERTY CENTRAL NW CALGARY



FOR SALE

1804 - 1 Street NW, Calgary, AB

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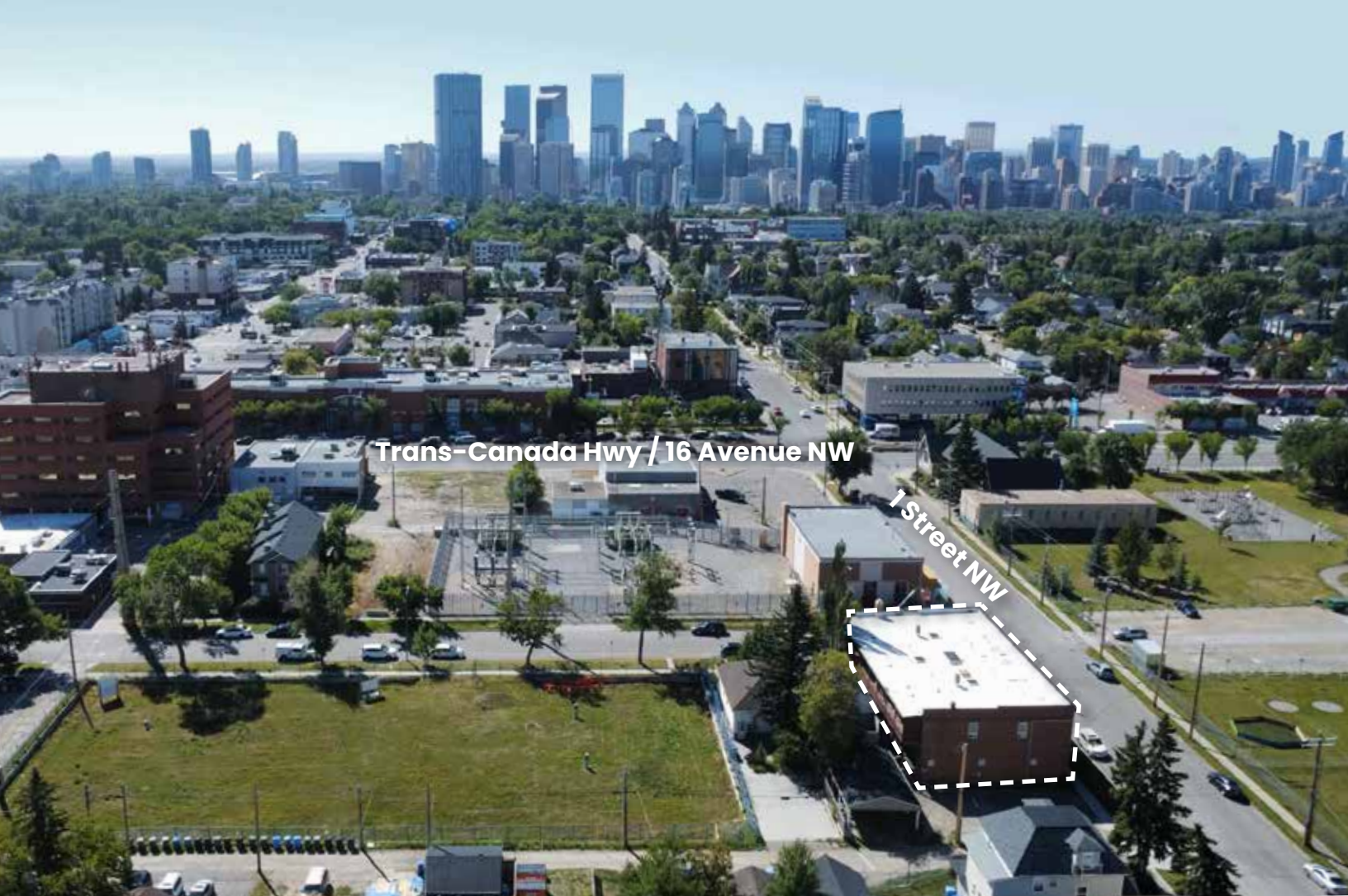
INVESTMENT HIGHLIGHTS

Historic Curb Appeal & Prime Location

The Kelly Block is located in the busy commercial district of Tuxedo Park in central NW Calgary. The property is a 2-storey brick building that was constructed in 1912, giving it a unique blend of historic appeal and modern functionality. The property features retail storefront on main level and office and personal services on 2nd level. The Kelly Block has benefited from substantial renovations over the years and is well maintained. The location offers visibility and easy access to major roads and public transportation.

Investment Opportunity

The property features 8 tenants on triple net leases with attractive term balances and escalating rents. It is rare to find such a quality tenant mix and income diversification for an asset of this scale. This diversification of tenant mix is unique and significantly reduces the risk to the income stream. The weighted average term balance is 45 months.



PROPERTY DETAILS



Address:	1804 - 1 Street NW, Calgary, Alberta
Legal Description:	Plan 21290, Block 9, Portion of Lots 18 & 19
Community:	Tuxedo Park
Site Size:	5,295 SF
Zoning:	DC Zoning with C-C1 Guidelines
Uses:	Retail & Commercial Office

The Property

Main Level Rentable:	3,900 SF (2 Retail Tenants)
2nd Level Rentable:	4,170 SF (6 Commercial Tenants)
Total Rentable:	8,090 SF (Over 2 Levels Above Grade)
Lower Level:	Washrooms, Utilities & Storage

Property Tax:	\$37,826.58 (Annual 2024)
Lease Type:	Triple Net Leases
Number Tenants:	8 (Fully Leased)
Asking Price:	\$ 3,390,000.00
Net Income:	\$197,351.00 with escalations

INTERIOR FEATURES



LOCATION

Tuxedo Park, Calgary

Tuxedo Park is a residential neighbourhood in the northeast and northwest quadrants of Calgary, Alberta. The inner city community is bounded to the north by 32 Avenue N, by Edmonton Trail to the east, the Trans-Canada Highway to the south and 2 Street NW to the west. The community is bisected by Centre Street from north to south. Tuxedo was annexed by the city in 1910 and it was established as a neighbourhood in 1929. It is represented in the Calgary City Council by the Ward 9 councillor.



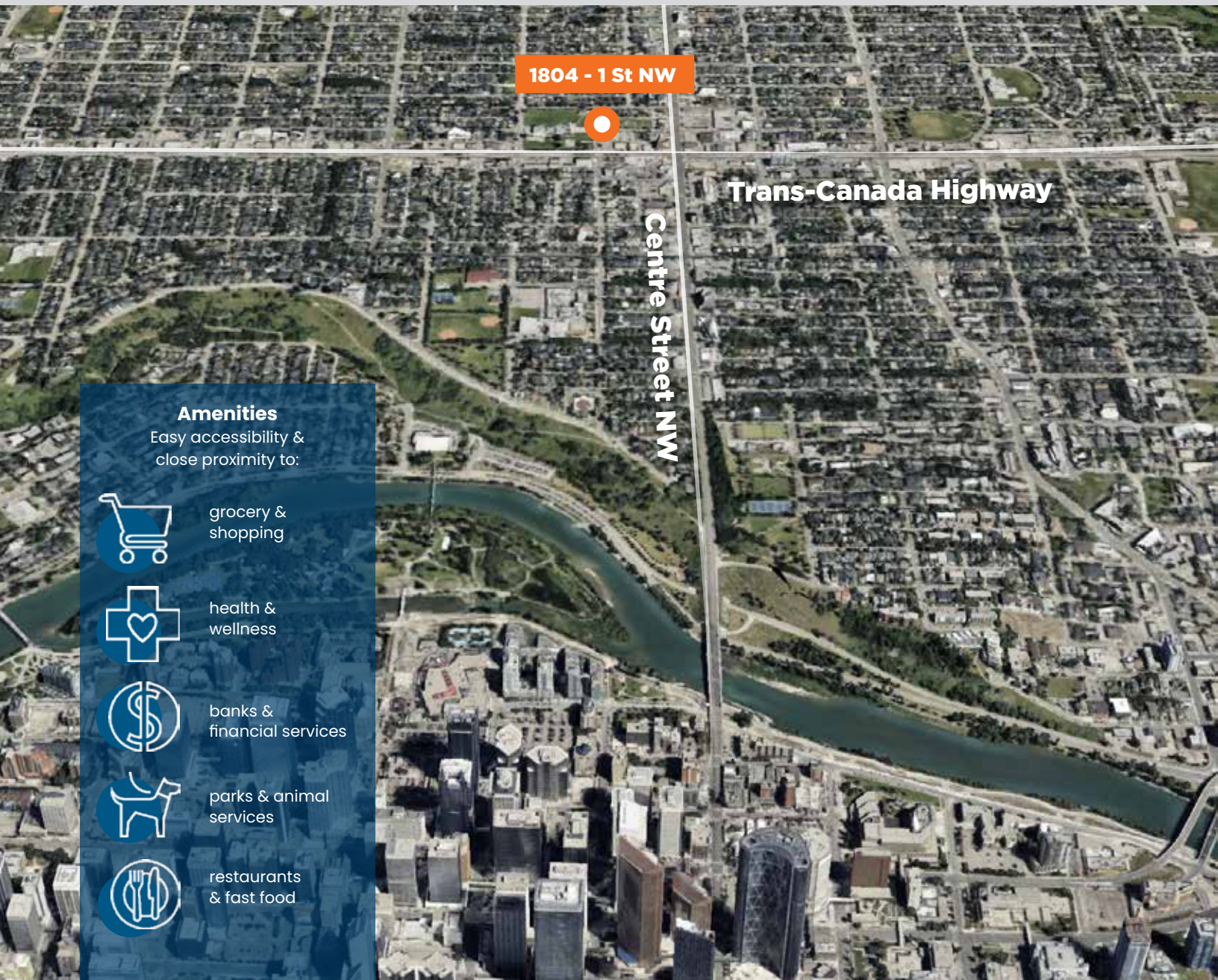
Drive Times

University of Calgary	11 minutes
Calgary Airport	24 minutes
Downtown Calgary	9 minutes



Walk Score	86	Very Walkable
Bike Score	95	Biker's Paradise
Transit Score	59	Good Transit

Source: WalkScore.com



Amenities

Easy accessibility & close proximity to:



grocery & shopping



health & wellness



banks & financial services



parks & animal services



restaurants & fast food

CONTACT

Moving Forward & Due Diligence Access

Qualified interested parties can receive access to the data room upon registration and signing of a confidentiality agreement. Please contact the listing team to coordinate.



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