

JUDICIAL SALE

INVESTMENT / OWNER USER OPPORTUNITY

FOR SALE

4712, 4716 & 4720 – 16th Avenue N.W.
Calgary, AB

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16,609 SF | RETAIL & OFFICE
Direct Access to 16th Avenue N.W.

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY OVERVIEW



PROPERTY DETAILS

Address:	4712, 4716 & 4720 - 16 th Avenue N.W. Calgary, Alberta
District:	Montgomery
Zoning:	C-COR2
Total Rentable Area:	16,609 SF
Site Size:	0.41 Acres
NOI:	\$200,000.00 \pm /annually (Upon full Occupancy)
Property Taxes:	\$60,478.56 (2024)
Operating Costs:	\$8.20 per sq.ft. (2024)

PROPERTY HIGHLIGHTS

- Incredible exposure on main highway route
- Total average traffic daily traffic - 16,200 \pm
- Scramble parking
- The location provides quick and easy access to all major transportation networks including Trans Canada Highway 1 and Stoney Trail
- Close proximity to Foothills Hospital and new Cancer Centre
- Minutes to Downtown Calgary
- Opportunity for Owner User or Tenants to occupy up to 4,000 SF



APPROVED AND DISCRETIONARY USES

APPROVED USES	DISCRETIONARY USES	
<ul style="list-style-type: none"> • Catering Service – Minor; • Convenience Food Store; • Financial Institution; • Fitness Centre; • Health Care Service; • Home Based Child Care – Class 1; • Home Occupation – Class 1; • Information and Service Provider; • Library; • Museum; • Office; • Pet Care Service; • Power Generation Facility – Small; • Print Centre; • Protective and Emergency Service; • Radio and Television Studio; • Restaurant: Food Service Only; • Retail and Consumer Service; • Service Organization; • Specialty Food Store; and • Veterinary Clinic. 	<ul style="list-style-type: none"> • Amusement Arcade; • Artist’s Studio; • Assisted Living; • Auto Service – Major; • Auto Service – Minor; • Billiard Parlor; • Brewery, Winery and Distillery; • Cannabis Store; • Car Wash – Multi Vehicle; • Car Wash – Single Vehicle; • Child Care Service; • Cinema; • Computer Games Facility; • Custodial Care; • Dinner Theatre; • Drinking Establishment – Medium; • Drinking Establishment – Small; • Drive Through; • Dwelling Unit; • Food Production; • Funeral Home; • Gas Bar; 	<ul style="list-style-type: none"> • Health Services Laboratory – Without Clients; • Hotel; • Indoor Recreation Facility; • Instructional Facility; • Kennel; • Liquor Store; • Live Work Unit; • Outdoor Café; • Pawn Shop; • Payday Loan; • Performing Arts Centre; • Place of Worship – Small; • Post-secondary Learning Institution; • Residential Care; • Seasonal Sales Area; • Social Organization; • Supermarket; • Urban Agriculture; • Utility Building; • Vehicle Rental – Major; • Vehicle Rental – Minor; • Vehicle Sales – Major; and • Vehicle Sales – Minor.

CURRENT TENANTS

Rack Attack (Formerly Racks Unlimited) | Subway | Mint Auto | Ray Accounting Services | Dr. Emil Vargas | VR Life Corp

LOCATION

// Located on 16th Avenue (Trans Canada Highway 1) in NW Calgary, Montgomery District, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: Safeway, Tim Hortons, KFC, Humpty's, and numerous Health & Wellness Professionals.



Drive Times:

Sarcee Trail SW: **4 minutes**

Stoney Trail: **12 minutes**

Calgary Airport: **22 minutes**

Nearby Amenities

Easy accessibility and close proximity to:



Banks & financial institutions



Restaurants & fast food



Fuel/charging stations



Subject Property



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