



// **INDUSTRIAL INVESTMENT OPPORTUNITY** | 45,630 SF Freestanding Building

FOR SALE

8615 48 Street SE, Calgary, AB



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CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY DETAILS

Price:	\$9,000,000
Cap Rate:	9.73% Escalating to 10.00%
Equipment Leases:	\$276,000
In Place NOI:	\$600,000 Escalating to \$624,000
Municipal Address:	8615 48 th Street SE, Calgary, AB
LINC:	0020 139 397
Legal Description:	Plan 2732X, Block 14
Site Size:	4.76 Acres / 207,346 SF
Net Rentable Area:	45,630 SF
Site Coverage:	22%
Yard Area:	3.71 Acres / 161,716 SF
Occupancy:	100%
Year Built:	1981



THE OPPORTUNITY

CDNGLOBAL is pleased to present the exclusive industrial investment sale offering of 8615 48th Street SE, Calgary, Alberta (the "Subject Property"). Once a multi-bay industrial asset, the 45,630 SF (+/-) freestanding industrial building is currently 100% occupied. The asset is exceptionally well located near 52nd Street SE and Glenmore Trail, in a strong primary industrial market with exceptionally low industrial vacancy rates. Over \$1,000,000 in recent renovations and improvements has taken place, including a 15-ton crane, six 10-ton cranes and a brand new 3,200 SF office development. With low site coverage of only 22%, the asset features surplus land and ample fenced yard area. The asset features below market and replaceable lease rates, with going in NOI of \$876,000 NOI / 9.73% capitalization rate escalating to \$900,000 NOI / 10% capitalization rate on the \$9,000,000 price. Existing in place financing can potentially be assumed depending on the purchaser's covenant, or alternatively, clear title can be provided.

THE BUILDING

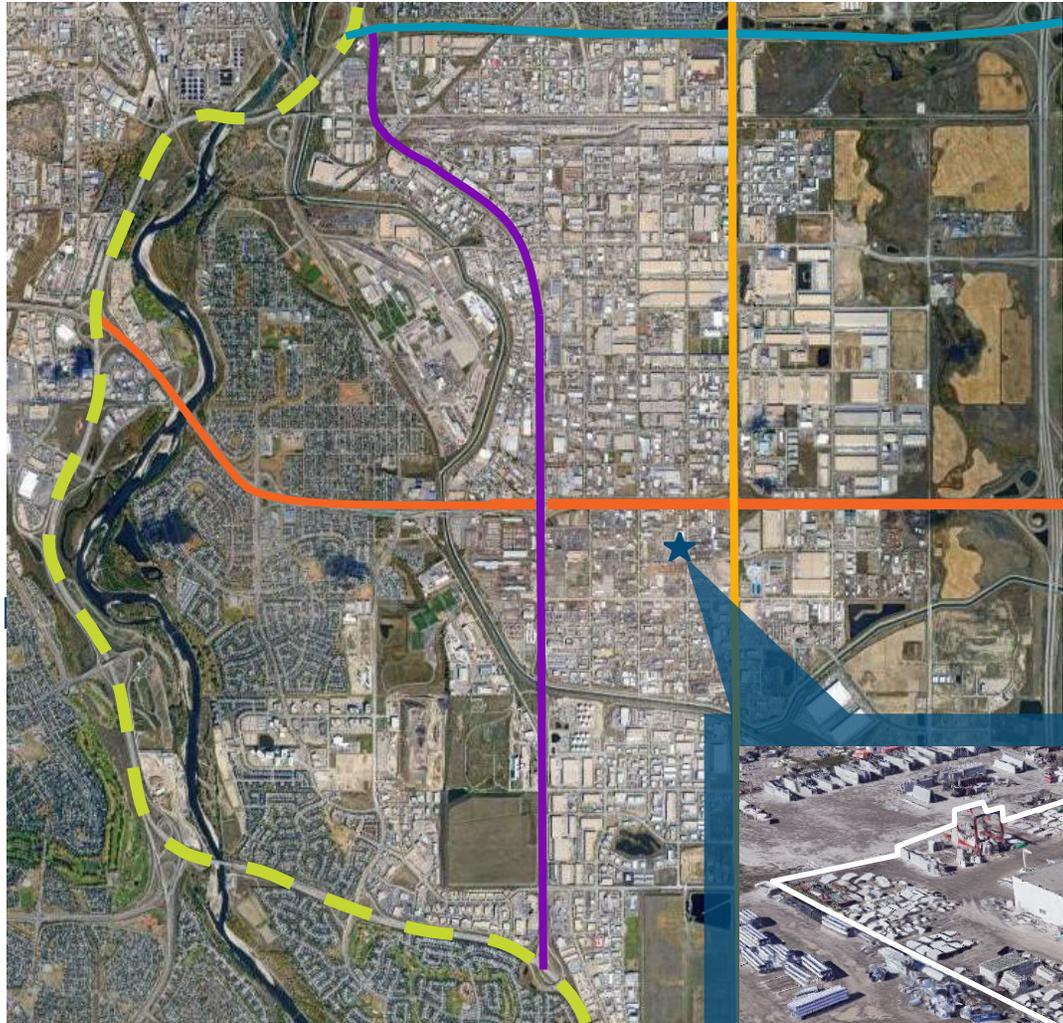


- Over 600 amps, 480 volt 3-phase power
- One 15-ton crane and six 10-ton cranes
- 20' clear ceiling height (TBV)
- 16'-17' hook height
- Northeast overhead door 16' x 20'
- West sliding door 14' x 16'
- South sliding door 18' x 17'
- West overhead door 18' x 18'
- New concrete batch plant
- 3,200 SF of new office space
- 42,430 SF warehouse space

LEASE COMPARISONS

TYPE	ADDRESS	NRA	LAND	PSF NNN
Sublease	9595 Enterprise Wy SE	22,849.00 SF	2.86 Acres	\$ 18.00 Rate
Sublease	9090 Innovation Ave SE	12,000.00 SF	2.00 Acres	\$ 16.00 Rate

THE LOCATION



- Strategic location within Foothills Industrial Park within proximity to Glenmore Trail and 52nd Street SE, a highly sought-after corridor in Calgary
- Excellent connectivity to Deerfoot Trail, Barlow Trail and Peigan Trail
- Close to a variety of services and amenities

- Deerfoot Trail
- Barlow Trail SE
- 52nd Street SE
- Peigan Trail
- Glenmore Trail



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THE LOCATION



YARD SPACE



YARD SPACE



YARD SPACE



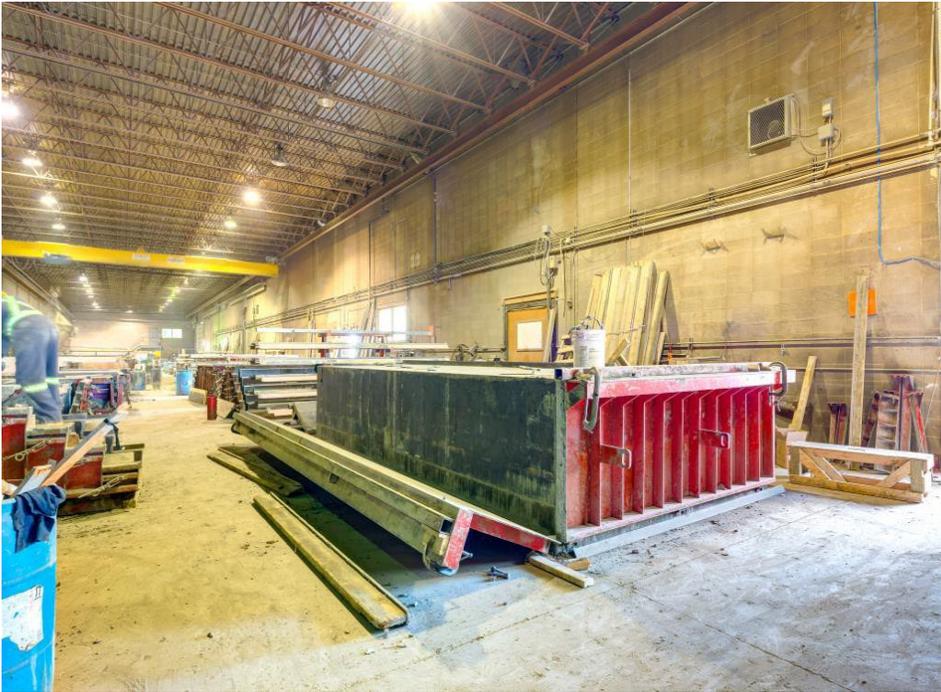
YARD SPACE



WAREHOUSE



WAREHOUSE



WAREHOUSE



OFFICE INTERIOR



CONTACT



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