



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

# FOR SALE

**8615 48 Street SE, Calgary, AB**



**Kris Sotiros**

Associate Vice-President | Capital Markets  
403.531.4337  
[ksotiros@cdnglobal.com](mailto:ksotiros@cdnglobal.com)

**Agron Miloti**

President | Capital Markets  
403.531.4336  
[amiloti@cdnglobal.com](mailto:amiloti@cdnglobal.com)

**Mark Bizek**

Vice-President | Industrial  
403.615.5725  
[mbizek@cdnglobal.com](mailto:mbizek@cdnglobal.com)

CDN GLOBAL ADVISORS LTD.  
736 - 6 Avenue SW, Suite 1010, Calgary, AB. T2P 3T7  
[www.cdnglobal.com](http://www.cdnglobal.com)

**CDNGLOBAL<sup>®</sup>**  
Commercial Real Estate Advisors



# PROPERTY DETAILS

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



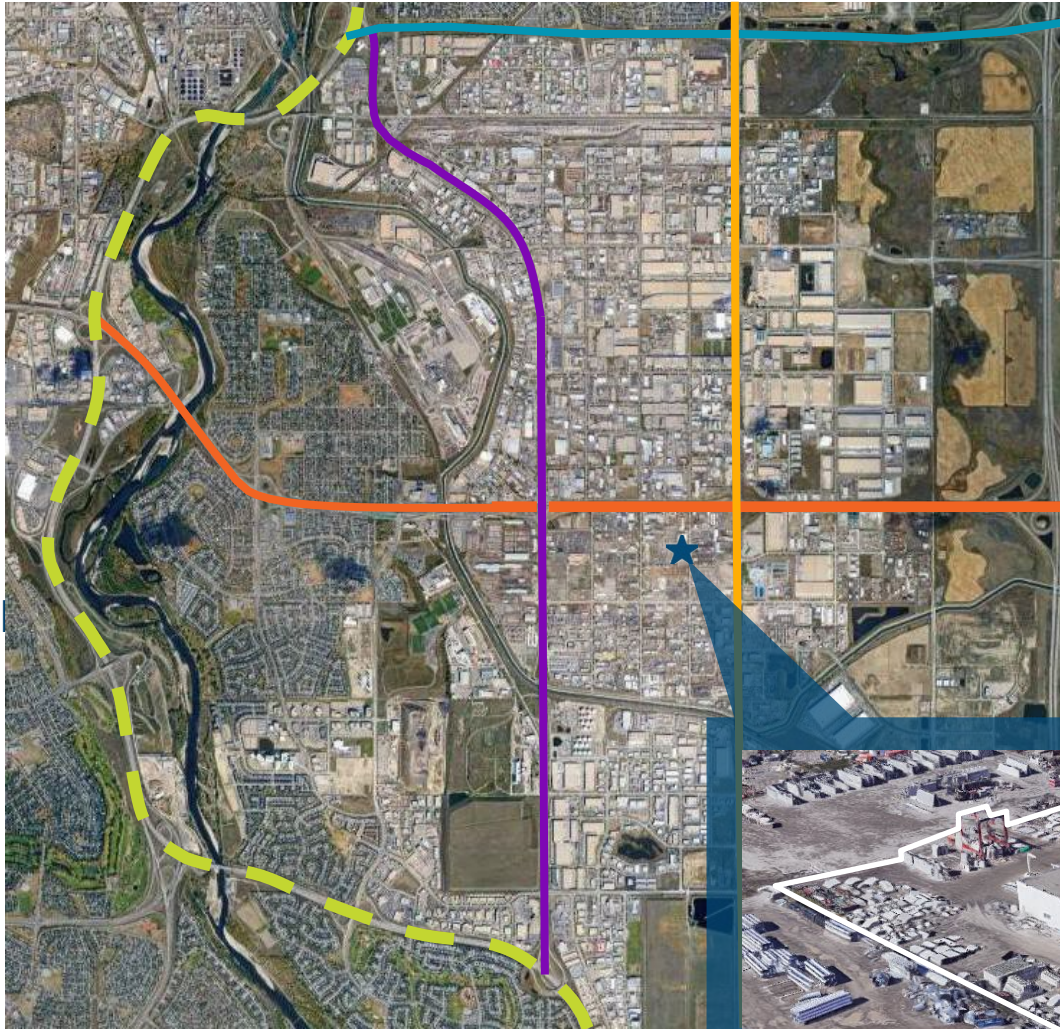
- Over 600 amps, 480 volt 3-phase power
- One 15-ton crane and six 10-ton cranes
- 20' clear ceiling height (TBV)
- 16'-17' hook height
- Northeast overhead door 16' x 20'
- West sliding door 14' x 16'
- South sliding door 18' x 17'
- West overhead door 18' x 18'
- New concrete batch plant
- 3,200 SF 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 52<sup>nd</sup> 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





# THE LOCATION





# YARD SPACE





# YARD SPACE





# YARD SPACE





# YARD SPACE



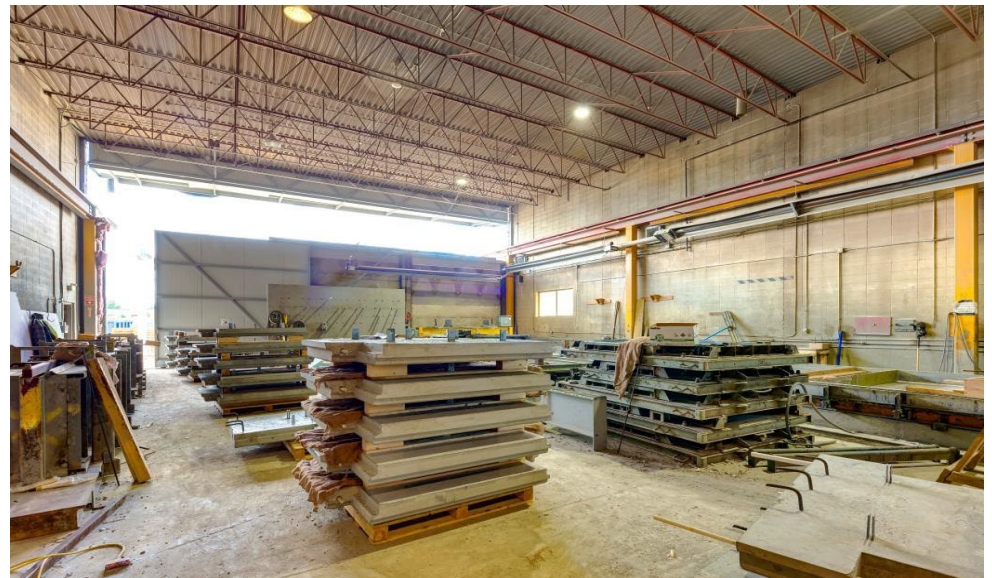


# WAREHOUSE



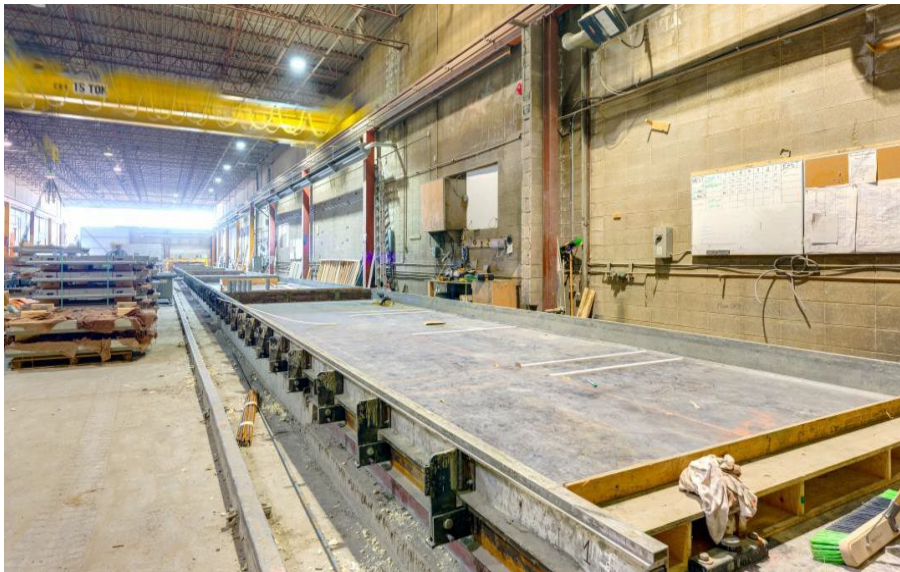


# WAREHOUSE





# WAREHOUSE





# OFFICE INTERIOR





# CONTACT



This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or Distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

## **Kris Sotiros**

Associate Vice-President | Capital Markets  
403.531.4337  
[ksotiros@cdnglobal.com](mailto:ksotiros@cdnglobal.com)

## **Agron Miloti**

President | Capital Markets  
403.531.4336  
[amiloti@cdnglobal.com](mailto:amiloti@cdnglobal.com)

## **Mark Bizek**

Vice-President | Industrial  
403.615.5725  
[mbizek@cdnglobal.com](mailto:mbizek@cdnglobal.com)

CDN GLOBAL ADVISORS LTD.  
736 – 6 Avenue SW, Suite 1010, Calgary, AB. T2P 3T7  
[www.cdnglobal.com](http://www.cdnglobal.com)

**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors