



Richardson Plaza

4655 37 Street SW | Calgary, Alberta

THE OFFERING

- » The subject property is a five-tenant, neighborhood retail building located on the corner of 37th Street SW and 46 Avenue SW in Glamorgan, Calgary.
- » Well-maintained property with exterior paint completed within the last year.
- » Great corner location achieving premium net lease rates with 4.4 year WALT.
- » Direct exposure to 37th Street SW, a major North-South artery on the southwest side of the city and very close to Mount Royal University.
- » Shadow anchored by 60,000 SF of retail directly to the east which includes Dollarama, Pizza Hut, Petro Canada Gas, College Truck & RV Wash, 7-Eleven, and Starbucks.
- » Proximity to Glenmore Trail is also major advantage to incoming and outgoing southwest traffic. Glenmore Trail is only 500 meters away to the south and handles 61,000 vehicles per day.

PROPERTY DETAILS

Building Size	7,431 SF
Lot Size	0.33 Acres
District	Glamorgan
Legal Description	Plan 3804HK; Block 1; Lot A
Zoning	C-N2 Commercial - Neighbourhood 2
Year Built	1978
Sale Price	\$3,750,000 \$3,550,000
Cap Rate	6% of NOI 2023
2023 Annual Taxes	\$42,383.62
Parking	16 Spaces
Vacancy	1 unit (16%)

BLAIR BEST

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FOR SALE

Investment Opportunity

7,431± SF Retail Plaza



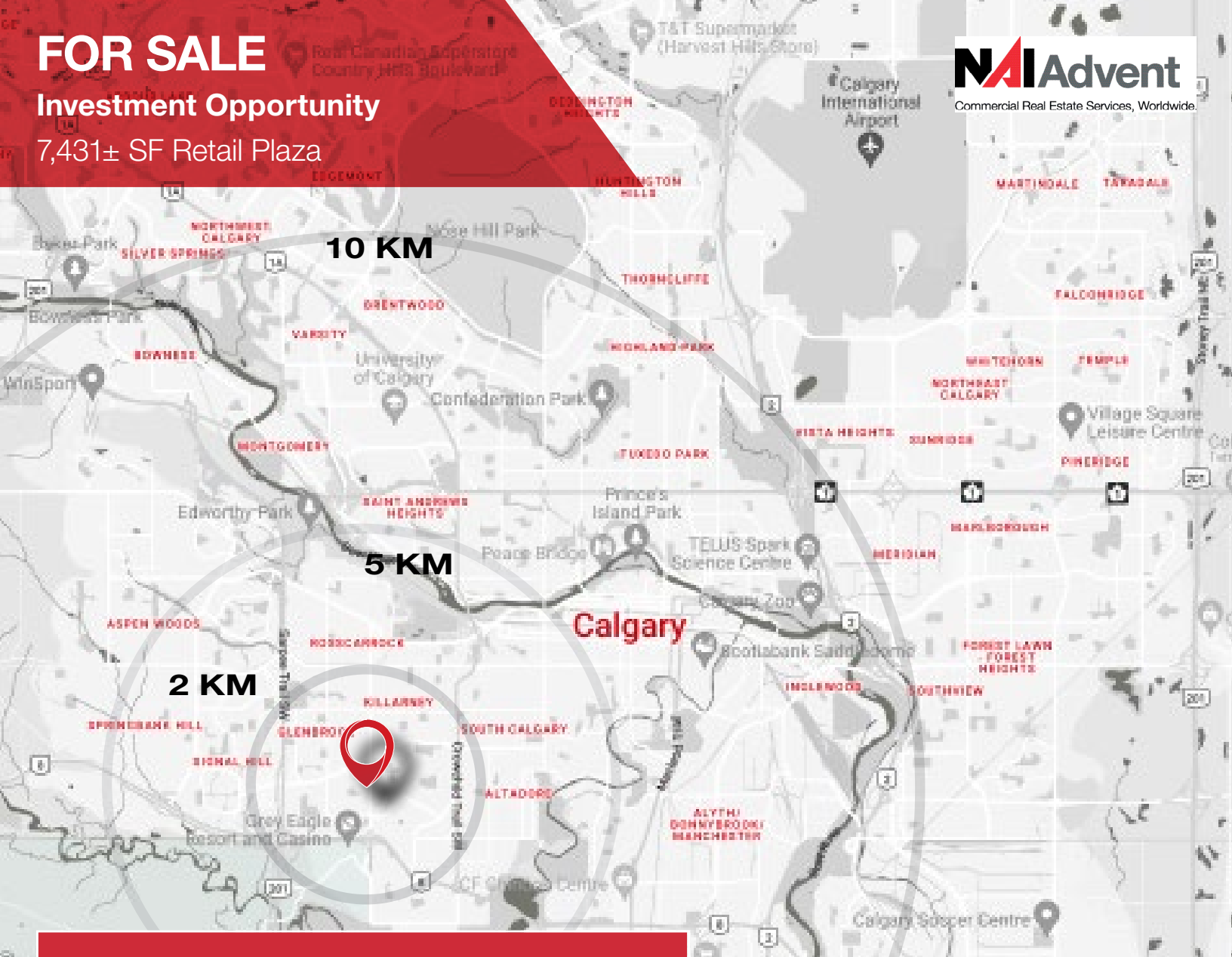
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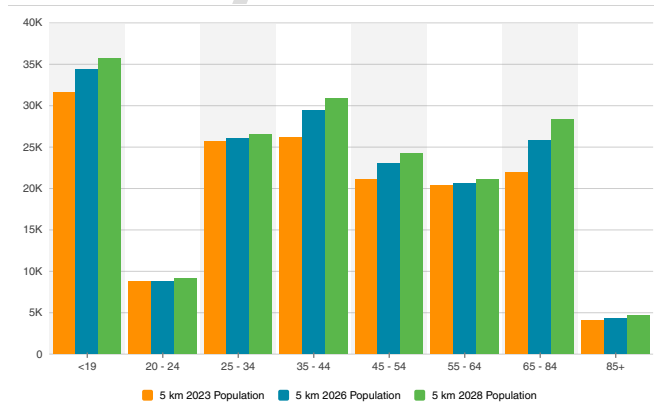
Investment Opportunity

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HOUSEHOLDS	2 KM	5 KM	10 KM
Households	12,696	70,311	229,553
5 Yr Growth	12.2%	13.2%	13.5%
Median Household Income	\$84,614	\$96,176	\$90,986
Average Household Income	\$121,572	\$172,714	\$149,249
% High Income (>\$80K)	19%	17%	18%

#HOUSEHOLDS BY HH INCOME	2 KM	5 KM	10 KM
Total	12,696	70,311	229,553
<\$40,000	2,903	14,011	48,869
\$40,000 - \$60,000	1,722	8,385	28,557
2023 Median Household Income	\$121,572	\$172,714	\$149,249
2023 Median Household Income	\$84,614	\$96,176	\$90,986



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