



## 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 west 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
Cap Rate	6% of NOI 2023
2023 Annual Taxes	\$42,383.62
Parking	16 Spaces
Vacancy	1 unit (16%)

### BLAIR BEST

Associate, Capital Markets  
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# FOR SALE

## Investment Opportunity

7,431± SF Retail Plaza

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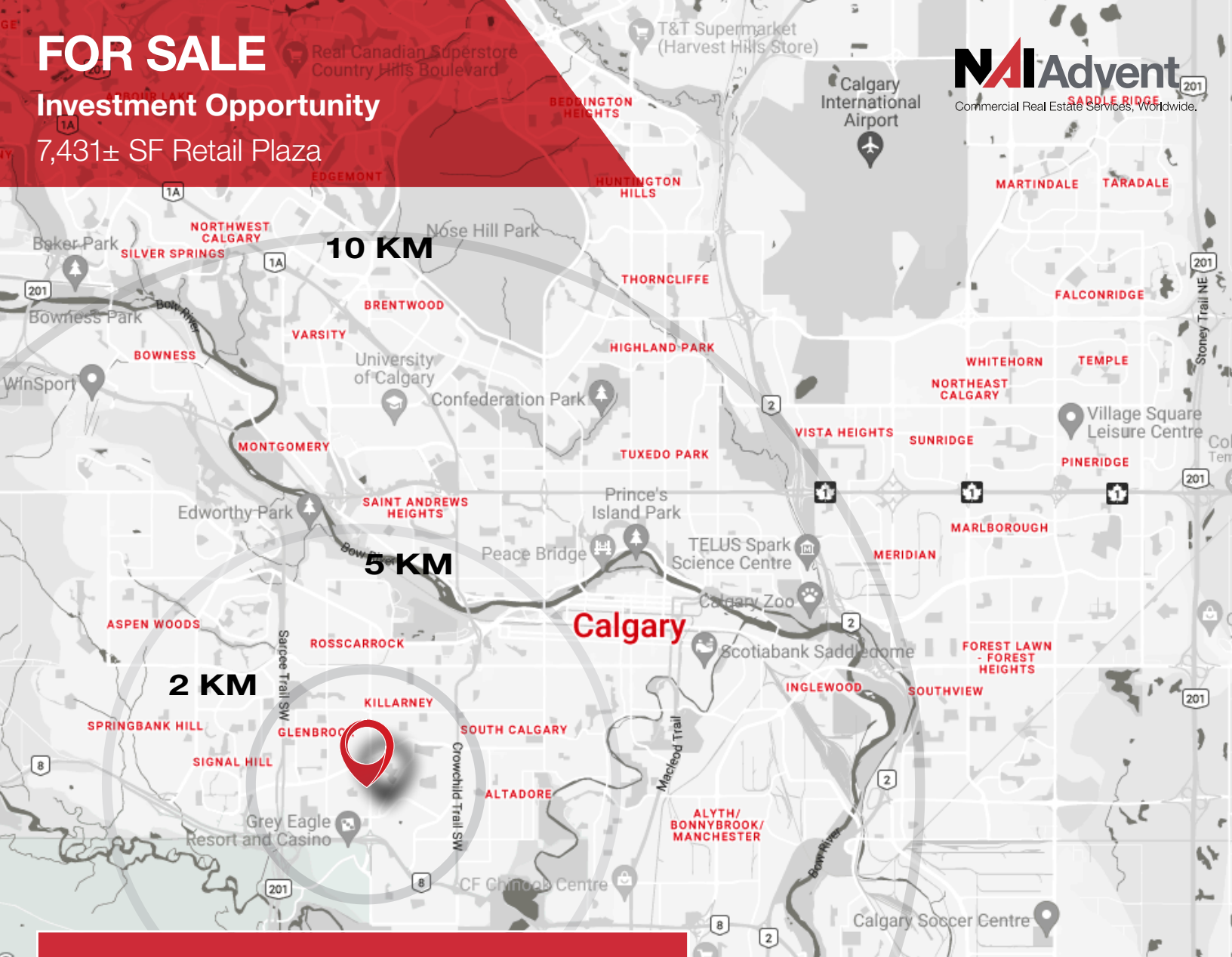


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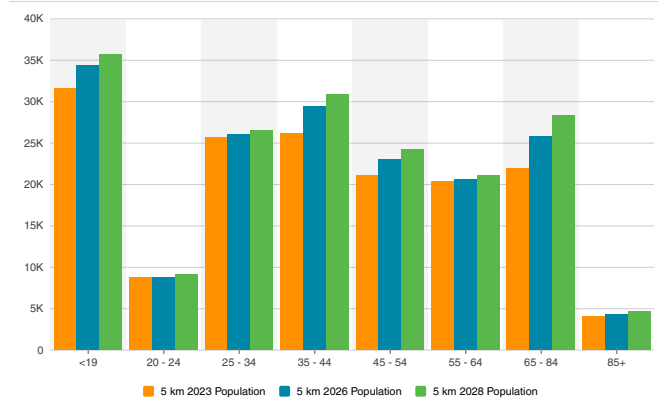
### 7,431± SF Retail Plaza

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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
<b>Total</b>	<b>12,696</b>	<b>70,311</b>	<b>229,553</b>
<\$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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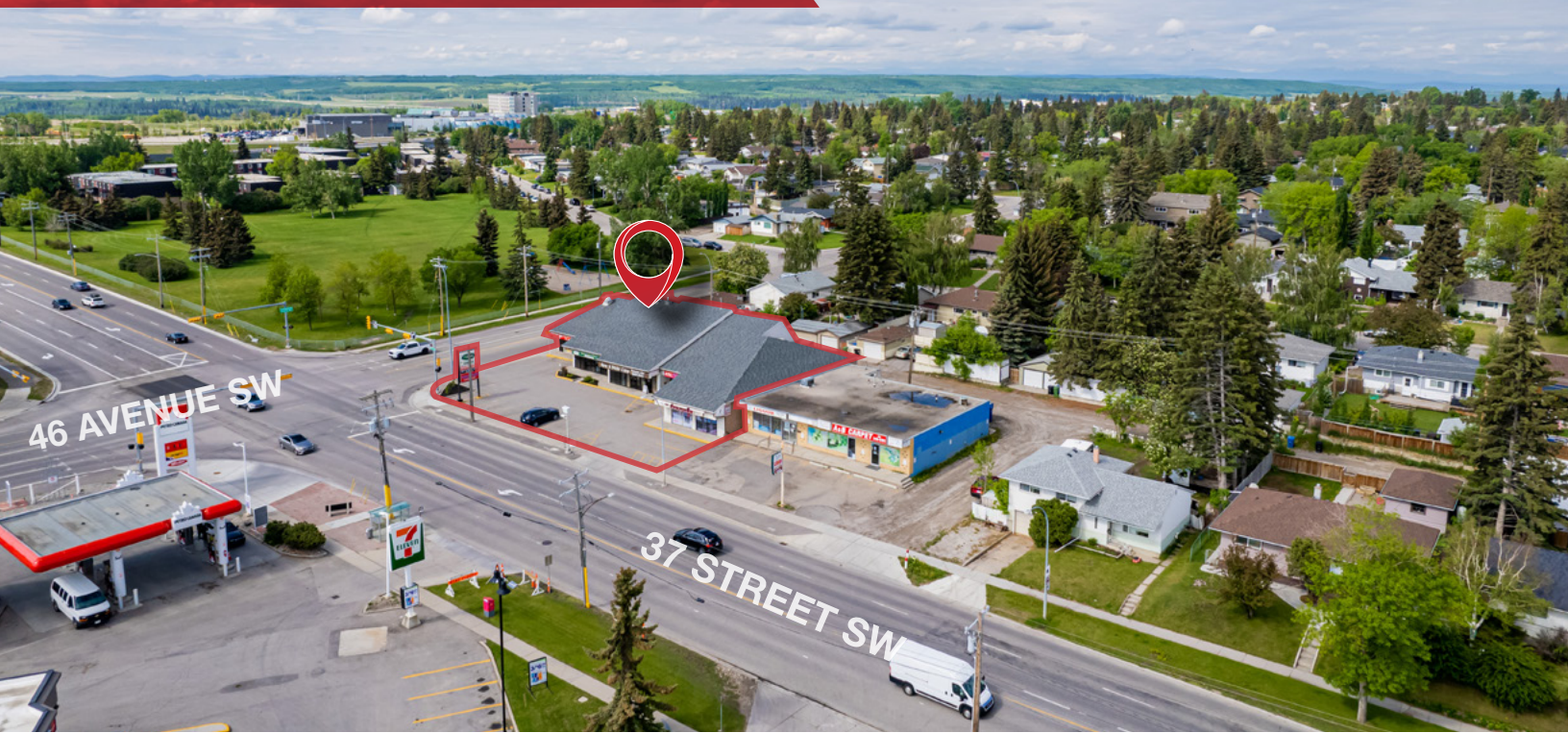


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