

For Sale

REDUCED

5555 Strathcona Hill SW | Calgary, AB



Demographics *(within 3 km)*



NEIGHBORHOOD
Strathcona



POPULATION
69,470



MEDIAN AGE
41



HOUSEHOLD INCOME
\$168,354

Building Details



PARKING
29 On Site



YEAR BUILT
1980



TRAFFIC COUNT

53,000 VPD | Bow Tr SW & Coach Gate PI NW
49,000 VPD | Bow & Old Banff Coach W



Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5

403.214.2344

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Fully Leased | Strathcona Centre

Property Details

Asking Price:	\$5,750,000.00 \$5,300,000.00
Building Size:	11,437 SF (BOMA Measured 11,601 SF)
Land Size:	0.73 acres
Vacancy:	0 SF (0%)
Current NOI:	\$371,901 (6.47% Cap Rate)
Parking:	29 On Site & 23 Off Site (leased from the City of Calgary)
Signage:	Pylon Signage
Ceiling Height:	12'

Highlights

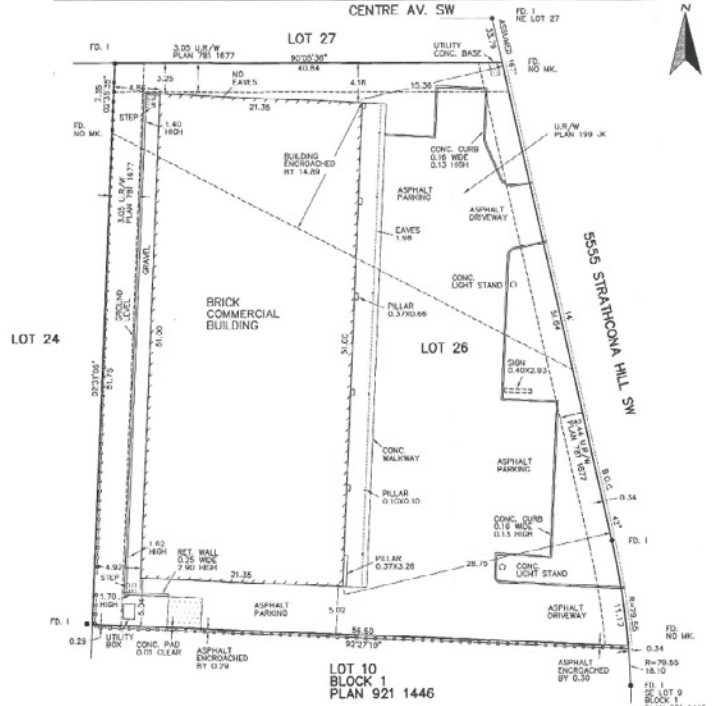
- Serving communities of Strathcona Park, Westgate, Coach Hill and Christie Park
- Highly sought after southwest Calgary location that is a community convenience/services centre
- Recent improvements include 9 HVAC units, updated building façade, fascia signage & new LED lighting

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ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



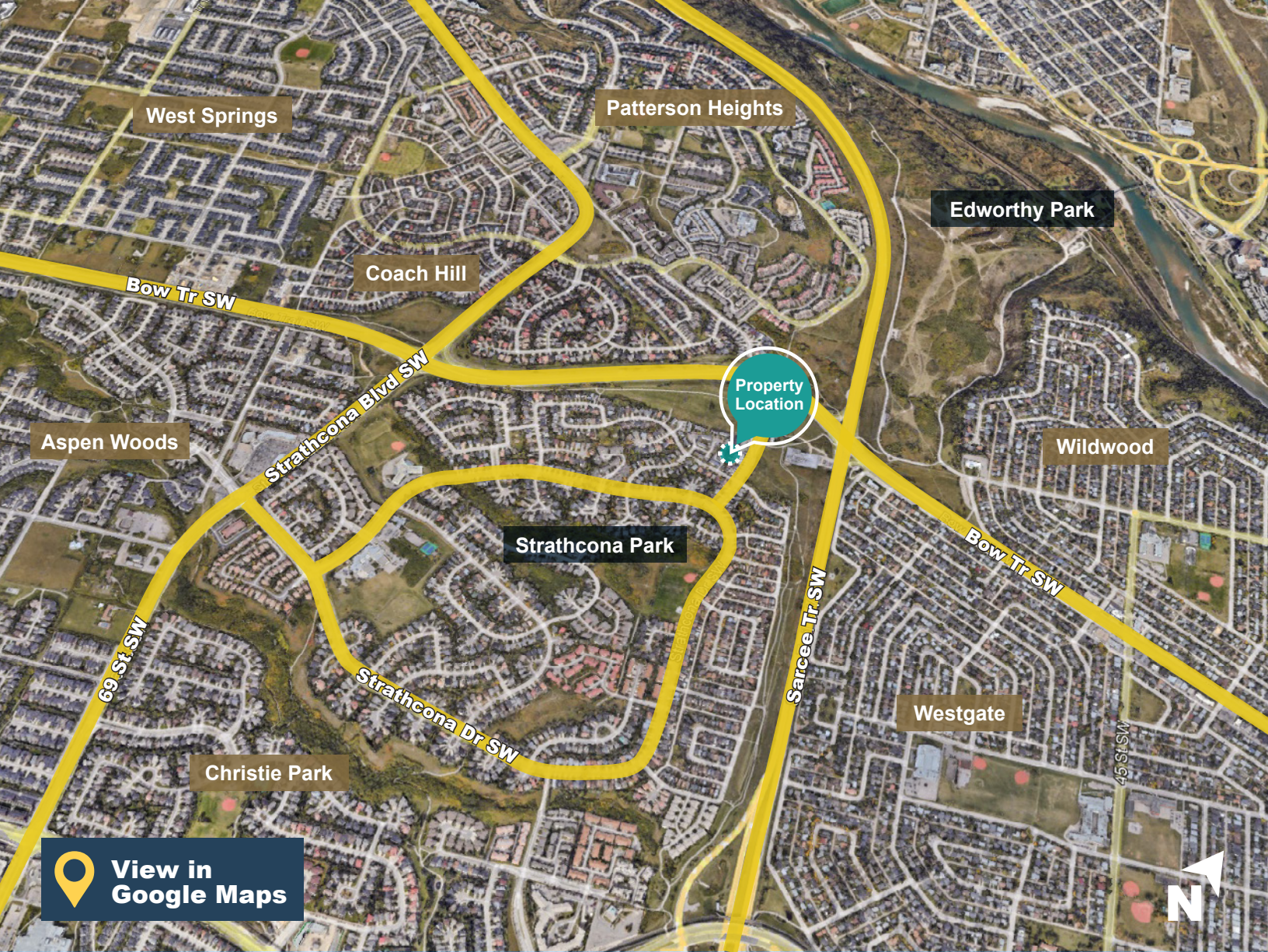
6.47%
CAP RATE


\$503
PSF

\$29.73
Avg. Net Rent PSF

Blackstone

www.BlackstoneCommercial.com



 [View in Google Maps](#)

Thank you for your interest!



For More Info.

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