

For Sale

5102 Rundlehorn Drive NE | Calgary, AB



Demographics *(Rundle Neighborhood)*



NEIGHBORHOOD
Rundle



POPULATION
91,562



MEDIAN AGE
38.7



HOUSEHOLD INCOME
\$73,289

Building Details



PARKING
31 Stalls



YEAR BUILT
1975



Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344
blackstonecommercial.com

Rundle Plaza

Property Details

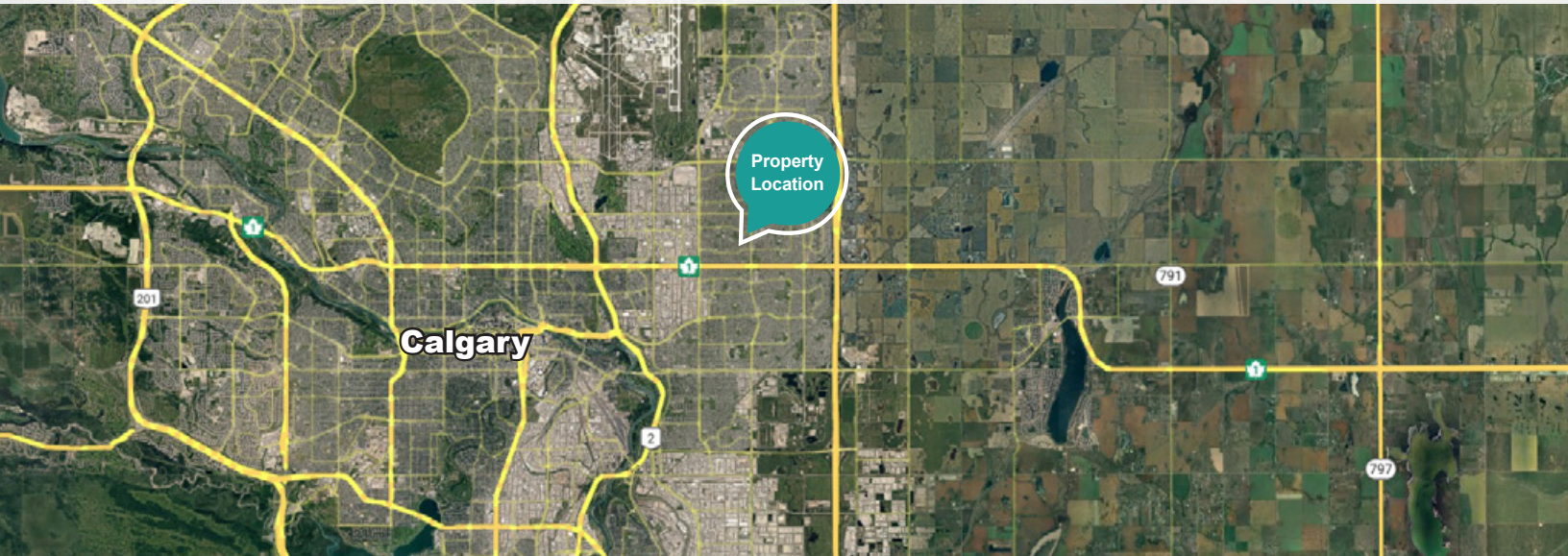
Asking Price:	\$3,500,000
Tenancy:	Medical + CRU
Building Size:	10,230 SF
Land Area:	23,067 SF
Vacancy:	0 SF (0%)
Current NOI:	\$243,000 (6.9% Cap Rate)
Op Costs + Taxes:	\$12.73 psf
Parking:	31 Stalls (3/1,000 SF)
Main Power:	400 AMP
2023 Tax Assessment:	\$3,300,000

Highlights

- Well-maintained retail strip plaza
- Fully leased at below market rents
- New roof (2023) with a 20 year warranty
- New pavement (2015)
- Several HVAC units have been replaced

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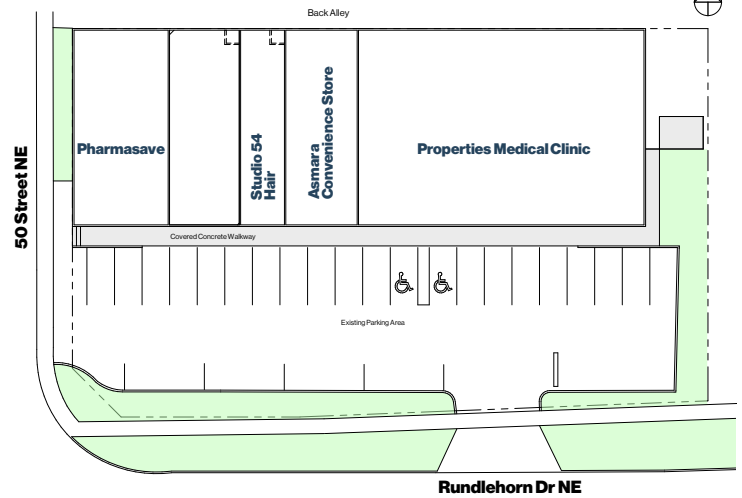
6.9%
CAP RATE

\$342
PSF

\$23.70
Avg. Net Rent PSF

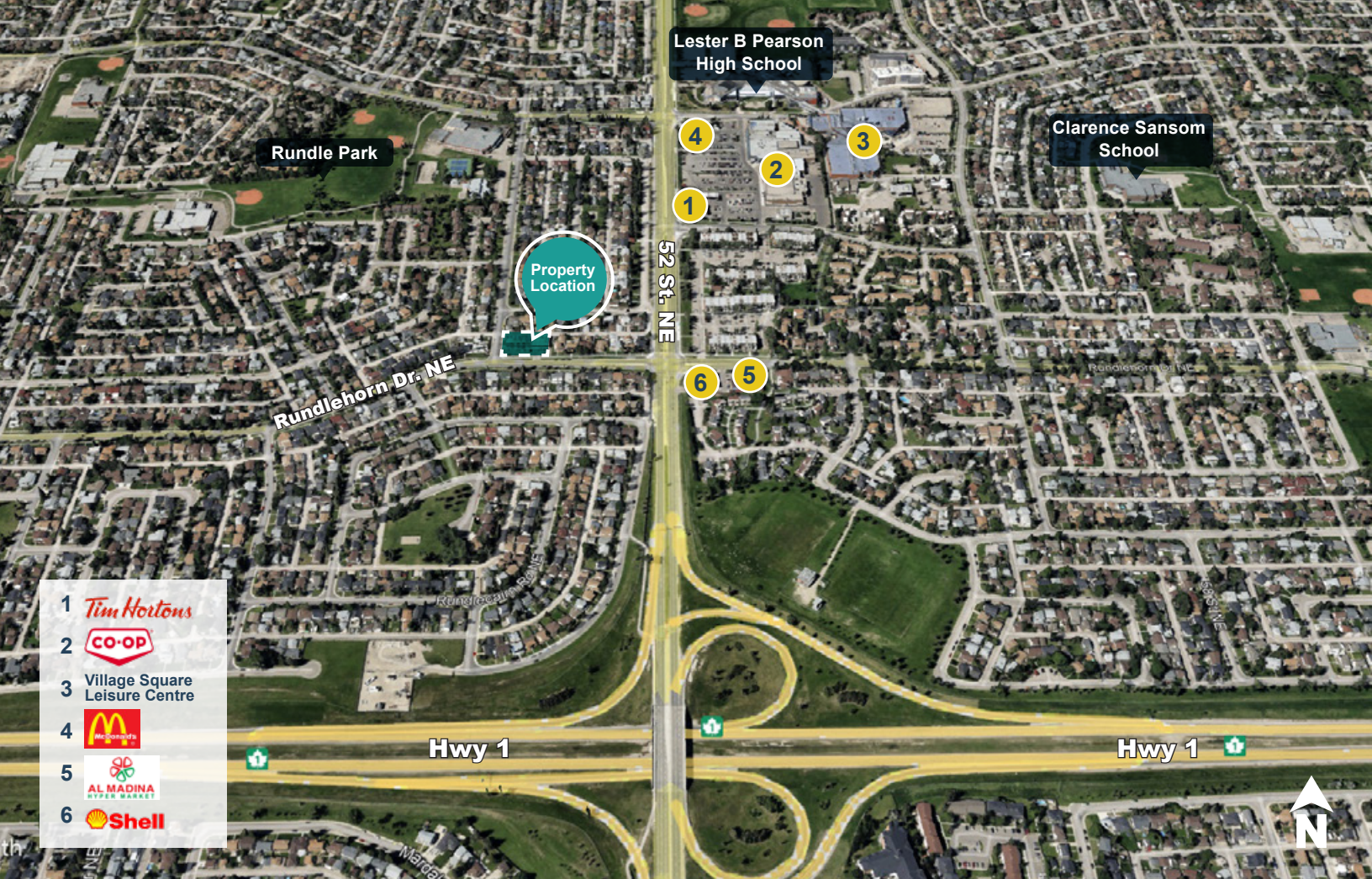


Site Plan



Tenants





- 1 
- 2 
- 3 
- 4 
- 5 
- 6 

Thank you for your interest!

For More Info:

Shane Olin

P (403) 313-5305

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