

For Sale

Brentwood Shopping Centre

1330 Northmount Drive NW | Calgary, AB

PRICE REDUCED | \$2,900,000



REDEVELOPMENT SITE WITH CASHFLOW

At Controlled Intersection in the Heart of Brentwood

For More Info.

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Property Details

Asking Price:	\$3,100,000 \$2,900,000
Legal Address:	Plan 367JK; Block 7; Lot 1
Site Size:	12,280 SF
Net Rentable SF:	5,474± SF
Bay Sizes:	369 - 1,483 SF
Tenants:	7
NOI:	\$134,728 (2025)
Assessment:	\$2,160,000
Property Tax:	\$47,841 (2026)
Est Op Costs:	\$15.71 PSF (including Property Tax)



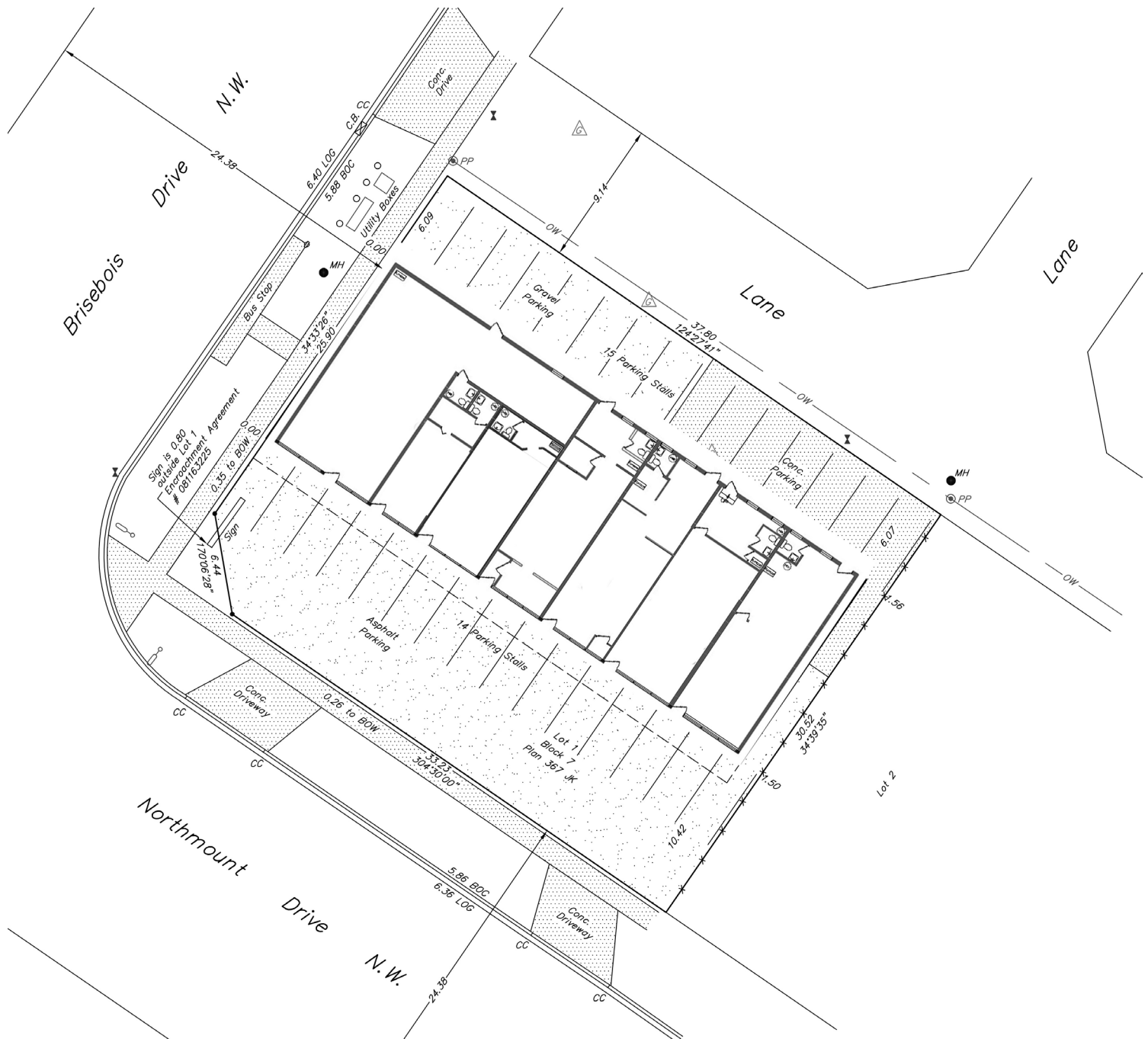
Investment Highlights

- ▶ High visibility site in established neighbourhood at controlled intersection
- ▶ Prominent corner location at Northmount Drive NW & Brisebois Drive NW, offering exceptional visibility and exposure
- ▶ Strong daily traffic counts and convenient access from surrounding residential neighbourhoods
- ▶ Seven-tenant retail centre providing a diversified mix of established businesses
- ▶ Well-positioned to serve the mature, high-income communities of Brentwood and the surrounding northwest Calgary trade area
- ▶ Current zoning of C-N2 allows for typical neighbourhood services including; Health Care, Financial, Convenience store, Restaurant and Veterinary Clinic
- ▶ Excellent on-site parking and multiple access points for customers and tenants
- ▶ Stable neighbourhood shopping centre with long-term investment potential in an established market

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