

INVESTMENT PROPERTY

CONDO FOR SALE

4651-128 Ave NE Calgary, Alberta

OCI



Rare to Find a Condominium Property Located in 5 Multifamily Residential Building Complex on 4.48 Acres. Leased to Daycare approved for 75 Children in very vibrant Community of Skyview in NE Calgary.

Property Description:

Newly Constructed Complex:	Year 2019 (September)
Zoned:	DC 83Z2007
Condominium Unit Size:	3,357 SF Strata Title
	3 Underground Parkings Stalls Titled included in the Price.
Play Area:	2,120 Sf Outdoor Play Area for exclusive use of Daycare
Parking:	5 Surface Parking Stalls Assigned for exclusive Use.
Leased to Daycare:	10 Years Lease Term.
Lease Rates:	Starting at \$28.00/ SF. Accelerating in future
Asking Price:	\$1,850,000

Manjit (Manny) Bahia
Broker | Partner
Cell: 403 860 3430
Email: manjit@olympiacommercial.ca

Jasjeet (Sunny) Maan
Associate Broker | Partner
Cell: 403 875 8881
Email: sunny@olympiacommercial.ca

Olympia Commercial Inc.
26 Patina Hill S.W.
Calgary, Alberta T3H 2C7
Email: info@olympiacommercial.ca

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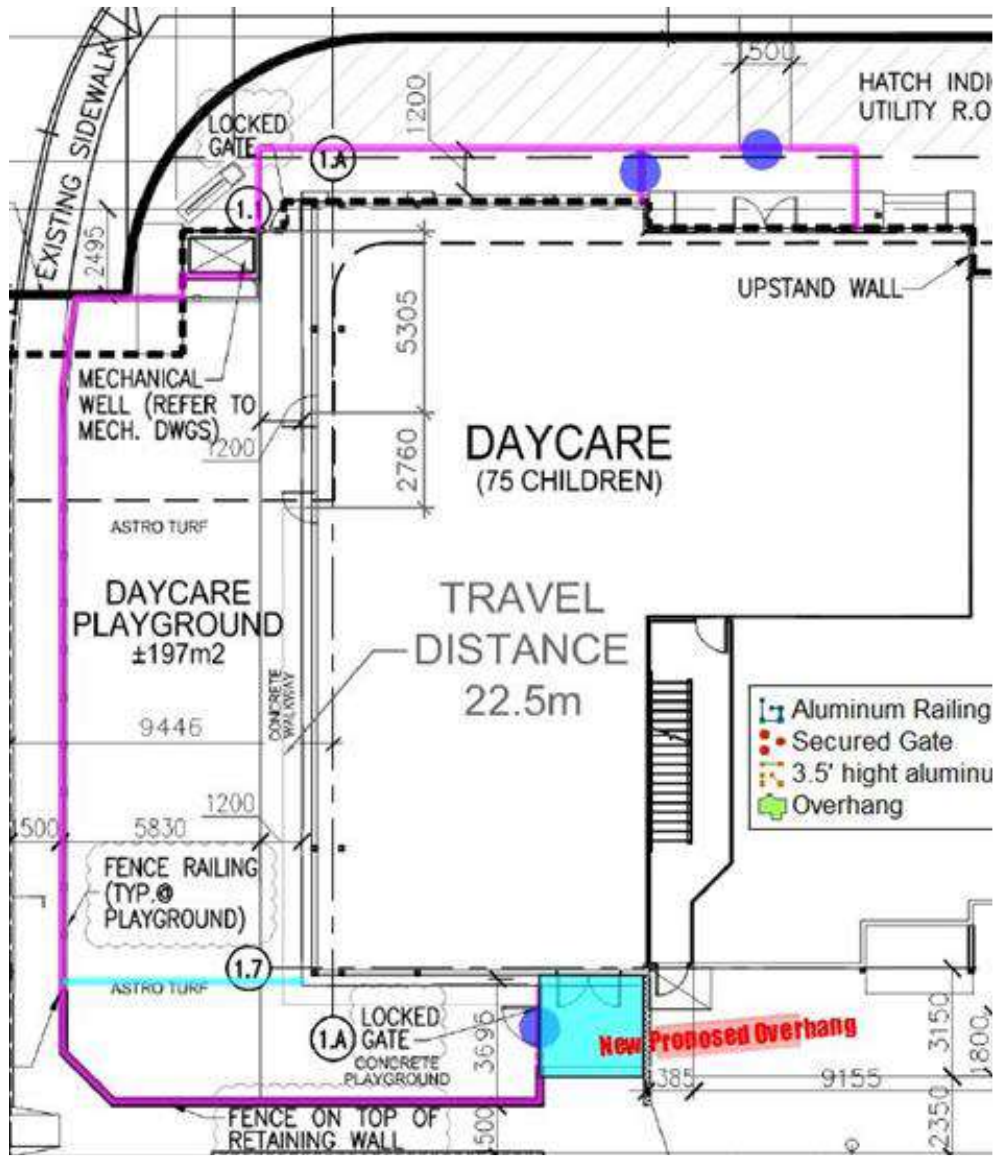
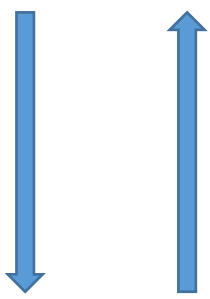
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128 Avenue NE Calgary

Entrance
to the
Residential
Complex



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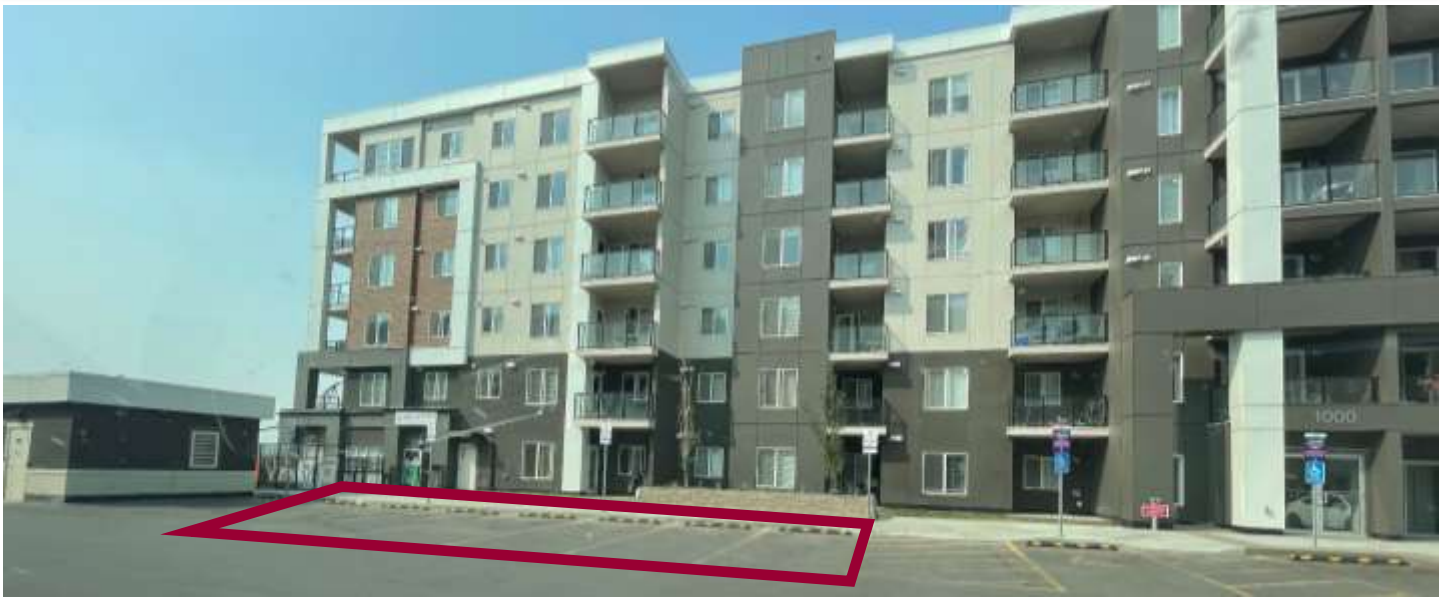
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Exclusive Parking Stalls For Drop Off



Children Entrance

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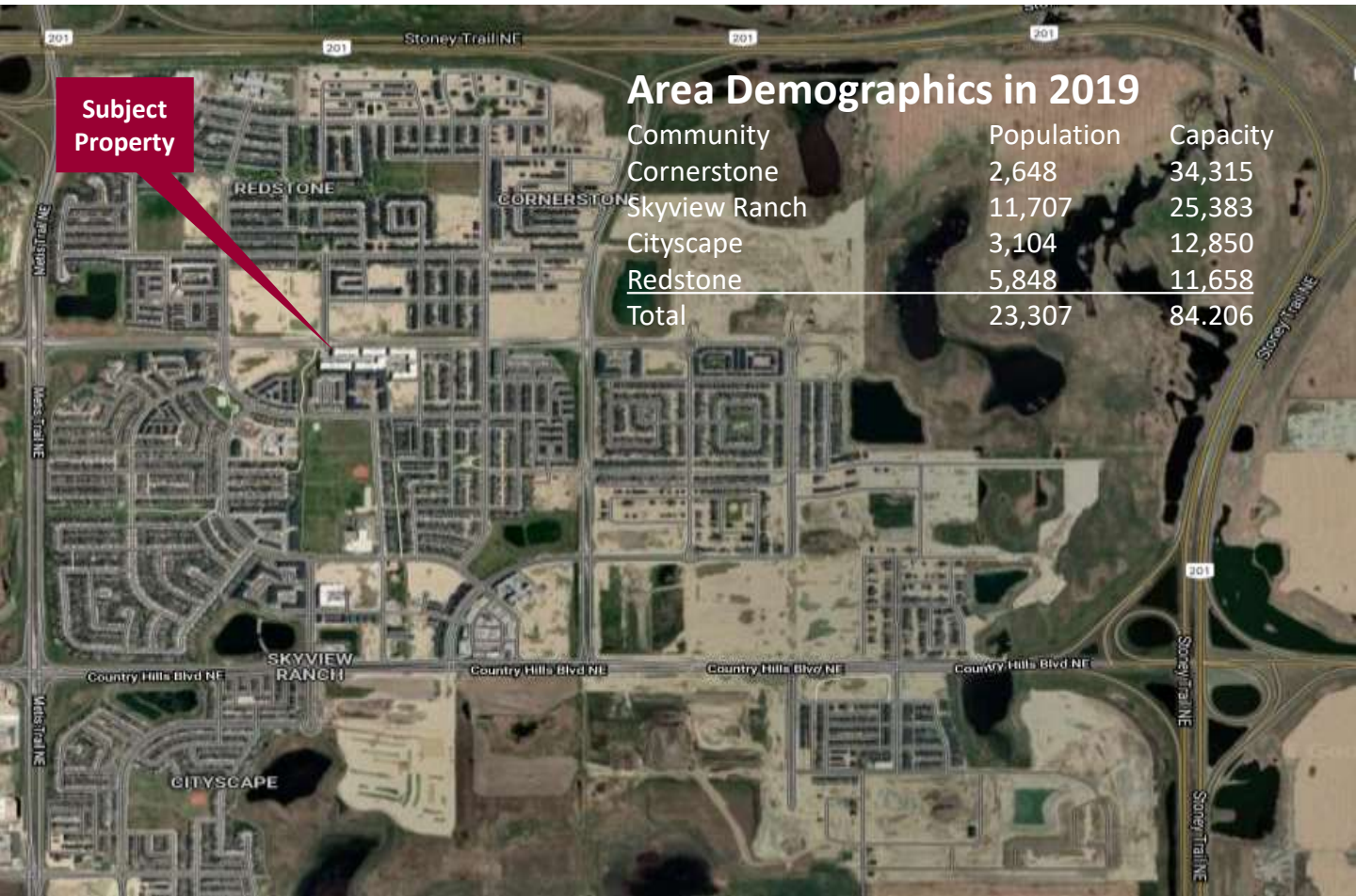
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Residential Condominium Complex Overview

Complex is built in the heart of Skyview and Red Stone Area Across from the future LRT Station on 128 Avenue , 3 Minutes drive to Stoney Trail and 5 Minutes Drive to Deerfoot Trail, 10 Minutes to famous Cross iron Mall, 10 Minutes Drive to the Calgary Airport. Geographic Centre of 31,664 residential units (single and multi family) totaling 80,000 people on buildout. Rapidly growing trade area. 6 Condo buildings in the vicinity of this Daycare facility.



Subject Property

Area Demographics in 2019

Community	Population	Capacity
Cornerstone	2,648	34,315
Skyview Ranch	11,707	25,383
Cityscape	3,104	12,850
Redstone	5,848	11,658
Total	23,307	84,206

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