



22,800 SF INVESTMENT SALE ON 1.02 ACRES

3505 - 29 ST NE, Calgary, Alberta

Lead Agent

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RomanRE.com

INVESTMENT SUMMARY

The Opportunity

- **Purchase Price \$ Market**
- **NOI \$169,380.00**
- Desirable location in Horizon Business Park
- Excellent proximity to public transit and C-Train
- 15- minutes to downtown and airport
- Easy access via 32 Ave NE, 36 St NE, Barlow Trail and Deerfoot Trail NE
- Treat as clear title
- 100% Occupancy Rate
- ***Upside Investor Opportunity***
- ***Vendor Financing Available***

Property Overview

Legal Description: Plan 8011265 Block 1 Lot 22

Leasable Area: 22,800 SF

Site Size: 1.02 Acres

Zoning: I-G (General Light Industrial

Year Built: 1982

Loading: 4-12' x 12' O/H DI Doors

Property Taxes: \$68,120.47 (2023)

Operating Costs: \$4.31 PSF

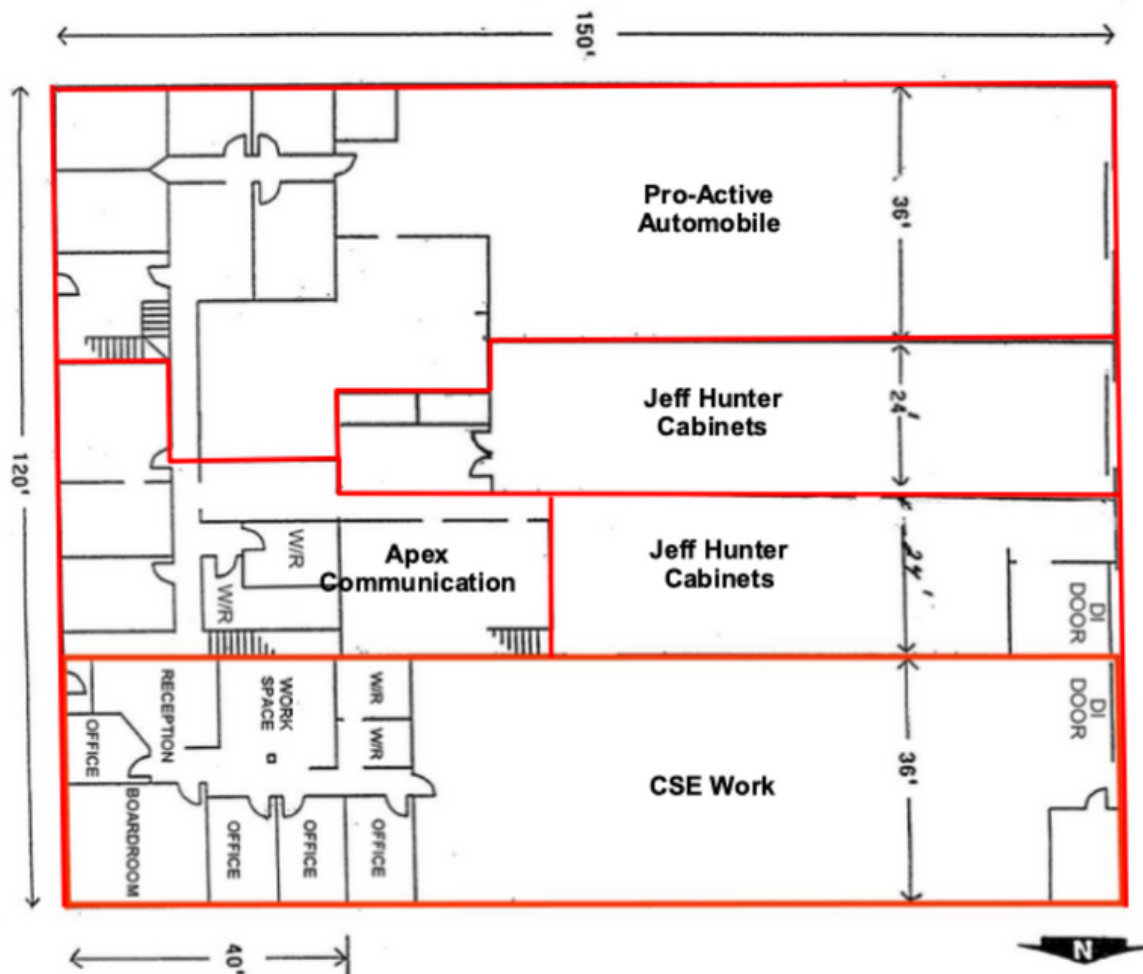
Sprinklered: Yes



TENANTS

Summary

Bay	Tenant	Rentable Area
3501	Pro-Active Automotive	6,200 SF
3501 rear	Jeff Hunter Cabinets	2,065 SF
3505 front	Apex Communications Inc.	1,695 SF
3505 rear	Jeff Hunter Cabinets	2,640 SF
3507	CSE Works	5,400 SF
#201/210	Power Pentecostal Assembly	4,800 SF
	Total	22,800 SF



Pro-Active Automotive

Bay 3501

6,200 SF



Pro-Active Automotive offers a complete range of vehicle repairs for all makes and models from all over the world. Pro-Active Automotive consists of a team of professionals who are experts in their field. The fully trained Service Advisors are dedicated to providing our customers with the personal service and expertise they require ensuring our customers needs are met. The Licensed Journeyman Automotive Technicians and Master Technicians are committed to performing the highest quality Maintenance Service and Automotive Repair with the latest computer software and diagnostic tools to aid in resolving complex mechanical and electronic problems. The personal commitment to each and every customer is what sets Pro-Active Automotive apart. They can repair any make – Import, Domestic, European but are known for our expertise and knowledge in Right Hand Drives, 4x4's and Land Cruisers.



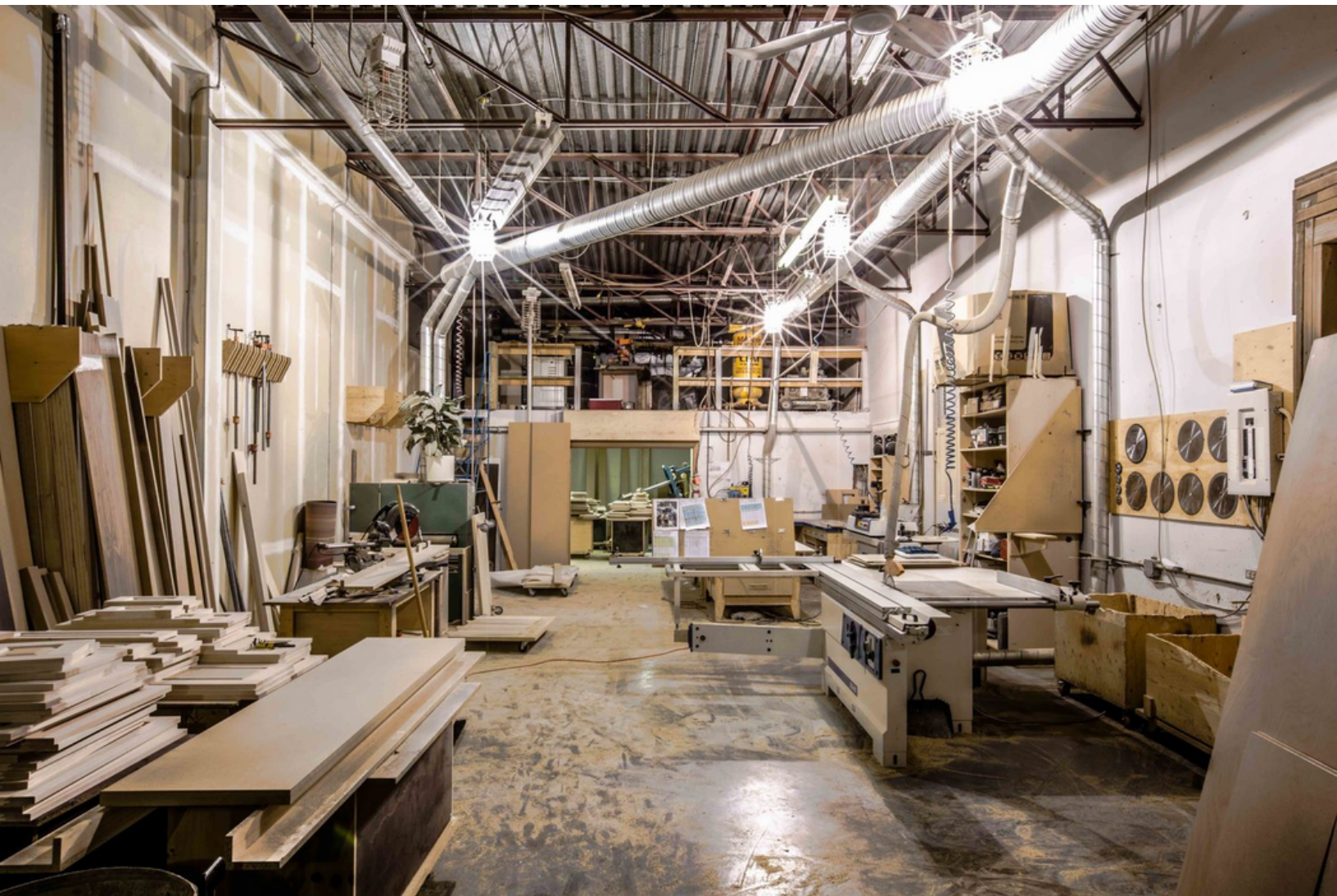
Jeff Hunter Developments

Bay 3501 rear 2,065 SF

Bay 3505 rear 2,640 SF



Jeff Hunter Developments has a impeccable reputation for quality, attention to detail and our seamless designs. Jeff Hunter is a self owned business that specializes in Dining Rooms, Kitchens, Bathrooms, Living Spaces, Bars, Utility Rooms, Theatre Rooms and Shelving. The shop is used for wood working for custom products and installs are completed by the owner himself.



Apex Communications Inc.

Bay 3505 front

1,695 SF



Apex Communications Inc has been in business for 33 years and has the franchise rights to distribute TELUS. TELUS is a world-leading communications and information technology company spanning wireless, data, IP, voice, television, entertainment, video and security.



CSE Works

Bay 3507

5,400 SF



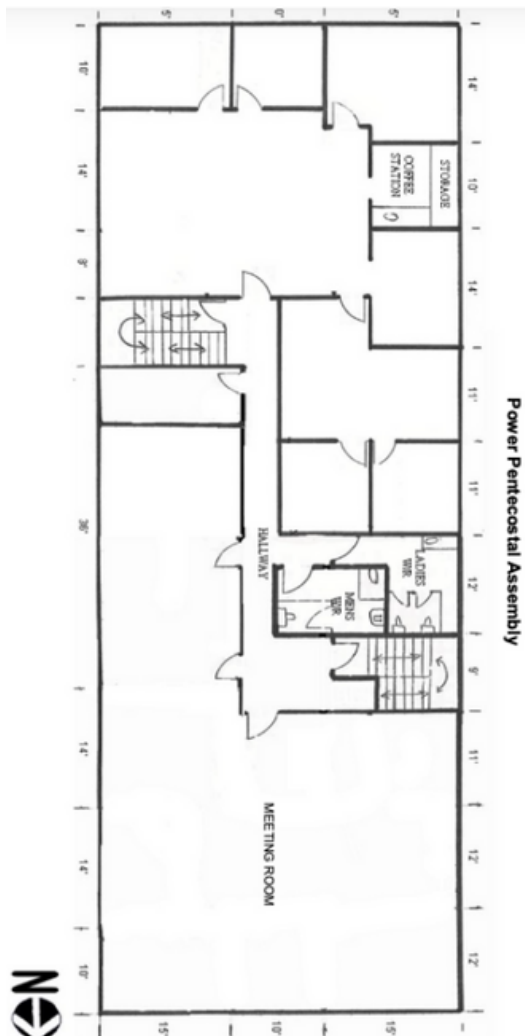
CSE WORKS is a textiles and production company with a niche market. The superior design and functionality of the custom product line along with undeniable personalized customer service really sets this company apart. Photos are confidential.

Power Pentecostal Assembly

Bay #201/210

4,800 SF

The Power Pentecostal Assembly is a Church Service that outreaches to those in need for food, clothing distribution and pastoral counselling. The Power Pentecostal Assembly organizes events in different areas of Calgary. Power Pentecostal Assembly occupied the entire 2nd floor area as per the following site plan.



LOCATION OVERVIEW

Located in the heart of Calgary's Horizon Business Park district and surrounded by many retail amenities. This Property features a paved site with ample parking and a fenced storage yard for Tenants.



All inquiries regarding the Property should be directed to the Roman Real Estate on behalf of the Vendor.

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