

101, 103 11420 27 Street SE

INVESTMENT SALE





An excellent opportunity to acquire two main floor commercial units currently occupied by an established tenant with a long term lease. Well positioned in the Douglasdale area with convenient access to major thoroughfares including Deerfoot Trail, Stoney Trail and Glenmore Trail.

CMS Real Estate Ltd.
#200, 136- 17 Ave NE Calgary, AB T2E 1L6
403-291-0425 www.cmsrealestateltd.com

Gerry Macdonald - Broker, CCIM
403-291-0425
gm@cmsrealestateltd.com

Gerry Macdonald Jr. - Associate Broker
403-219-0161
gmjr@cmsrealestateltd.com

Jessica Macdonald - Associate
403-219-0155
jessica@cmsrealestateltd.com

"The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice." The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.

PROPERTY FEATURES

Occupied by an established worldwide franchise that has operated out of Calgary since 2016. The property is secured by a triple net lease with approximately 9 years remaining on the current term, providing investors with long term income and the stability of an established, internationally recognized tenant.

Size: 3,400 sq.ft.
Zoning: I-B

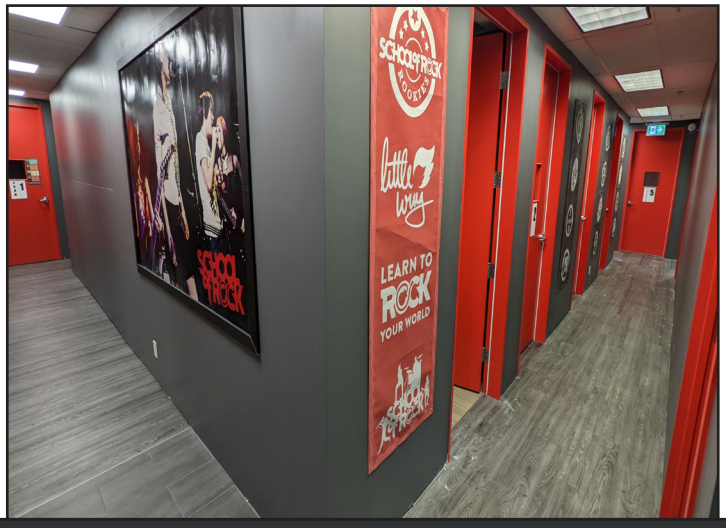
Condo Fees: 101: $1,516.43/month (2026)
103: $1,541.29/month (2026)

Lease Term: April 1, 2025 - March 31, 2035
Annual NOI: $72,000.00

Asking Price: $1,125,000.00









CMS Real Estate Ltd.
#200, 136- 17 Ave NE Calgary, AB T2E 1L6
403-291-0425 www.cmsrealestateltd.com

Gerry Macdonald - Broker, CCIM
403-291-0425
gm@cmsrealestateltd.com

Gerry Macdonald Jr. - Associate Broker
403-219-0161
gmjr@cmsrealestateltd.com

Jessica Macdonald - Associate
403-219-0155
jessica@cmsrealestateltd.com

"The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice."
The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.

FLOOR PLAN



CMS Real Estate Ltd.
#200, 136- 17 Ave NE Calgary, AB T2E 1L6
403-291-0425 www.cmsrealestateltd.com

Gerry Macdonald - Broker, CCIM
403-291-0425
gm@cmsrealestateltd.com

Gerry Macdonald Jr. - Associate Broker
403-219-0161
gmjr@cmsrealestateltd.com

Jessica Macdonald - Associate
403-219-0155
jessica@cmsrealestateltd.com

"The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice." The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.