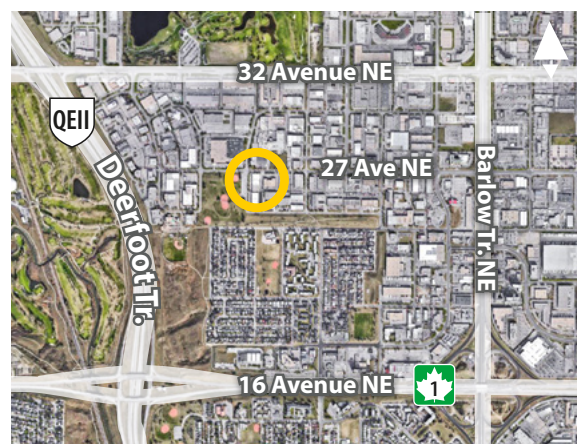


**FULLY
LEASED**

SMALL BAY INDUSTRIAL MULTI-TENANT INVESTMENT OPPORTUNITY IN SOUTH AIRWAYS FOR SALE

**Triumph South Airways Centre
1715 27th Avenue NE, Calgary**



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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

- » Well-rounded mix of local, regional and national tenants.
- » Building is comprised of ten 3,100 sq. ft. bays and walk-up second level flex space.
- » Good upside in both the contracted rents and upon lease expiries.

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 1715 27th Avenue NE, Calgary

LEGAL DESCRIPTION: Plan 7810077; Block 9; Lot 1

ZONING: I-G - Industrial General

YEAR BUILT: 1981

TOTAL BUILDING AREA: 44,084 sq. ft.

LOT AREA: 1.73 ac

PARKING: 56 common parking stalls

WAREHOUSES:

- Loading – one 12' x 14' drive-in door per bay
- Clear height – 17'
- Power – 100 amps, 120/208 volts per bay (TBV)

INVESTMENT INFORMATION

TENANCY: Fully leased

NOI: \$450,204.19

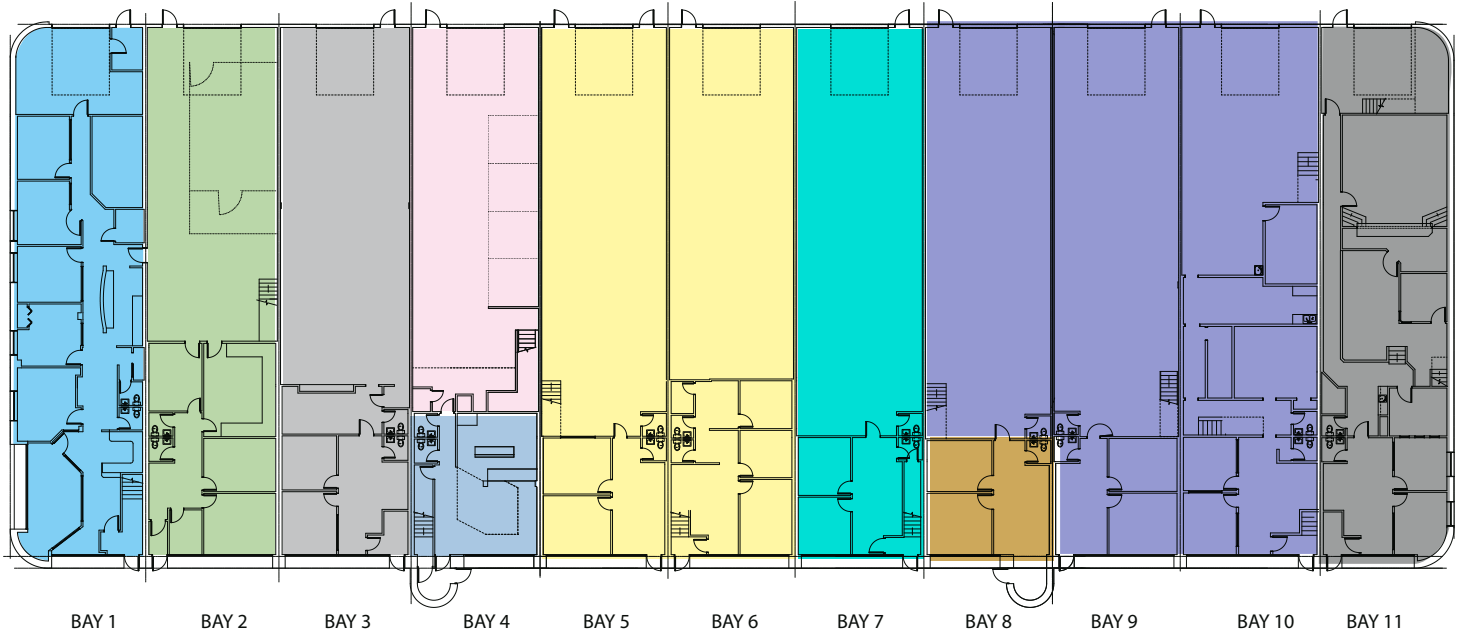
5 YEAR PROJECTED INCOME SUMMARY:

	PROJECTED NOI	AVERAGE RATE / SF
Year 1	\$450,204.19	\$10.21
Year 2	\$479,159.48	\$10.87
Year 3	\$508,424.67	\$11.53
Year 4	\$536,253.79	\$12.16
Year 5	\$565,662.67	\$12.83

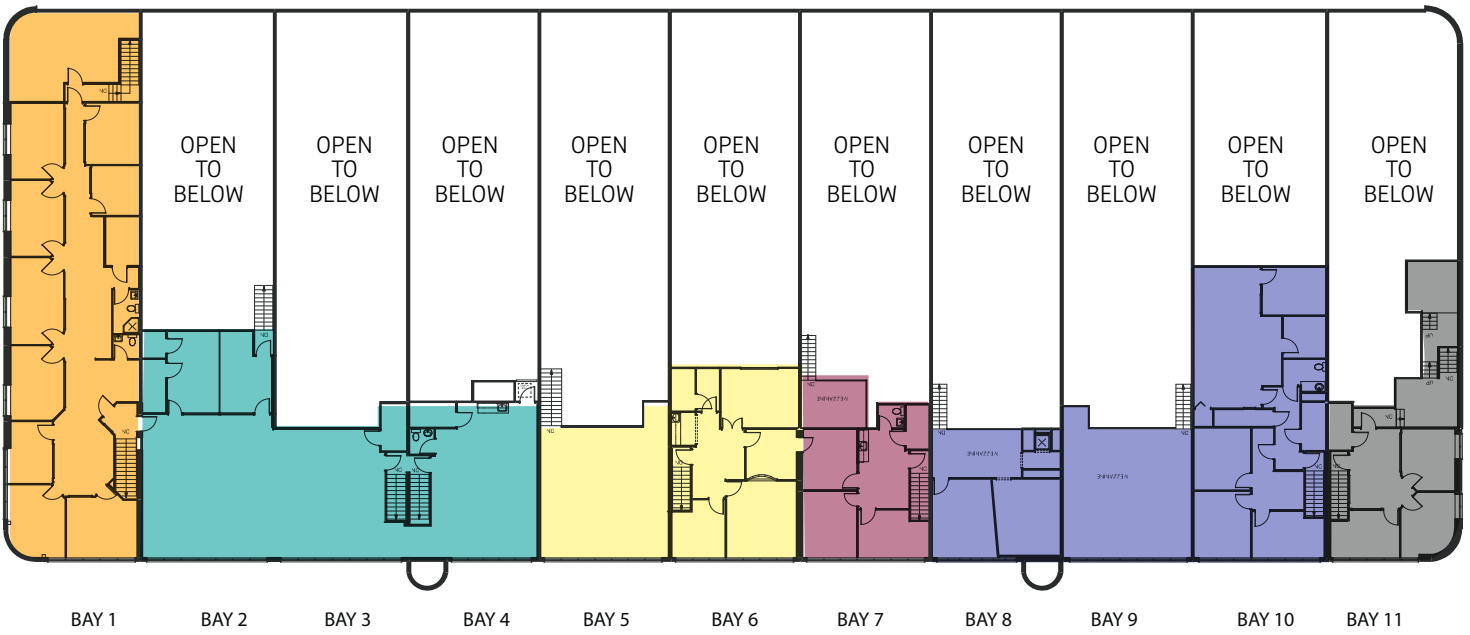
WALT: 2 years 2 months

PRICE: Please contact





MAIN FLOOR



SECOND FLOOR



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