



Mixed-Use Medical Investment

Mixed-Use Medical & Multi-Family Building | 1133 17 Ave NW, Calgary, AB T2M 0P7

PROPERTY HIGHLIGHTS

- **Rare NW Calgary Opportunity:** 3,452 SF vacant medical space with Health Care Services permitted on the main floor
- Mixed-use concrete building featuring 8 fully leased 2 BD/1 BA apartments, ready for renovations to capture higher inner-city NW rental rates
- Main floor zoned for Healthcare Services
- Prime location adjacent to 16th Ave with panoramic SAIT views
- Medical users benefit from 12 dedicated front parking stalls plus street parking; residents share 11 rear paved stalls
- High-ceiling basement commercial space, currently leased to an off-hours Place of Worship — rare for a mixed-use property
- Over **\$152,000** invested in recent mechanical, boiler, parking lot, and façade improvements

FOR SALE

±13,377 SF

INVESTMENT PROPERTY

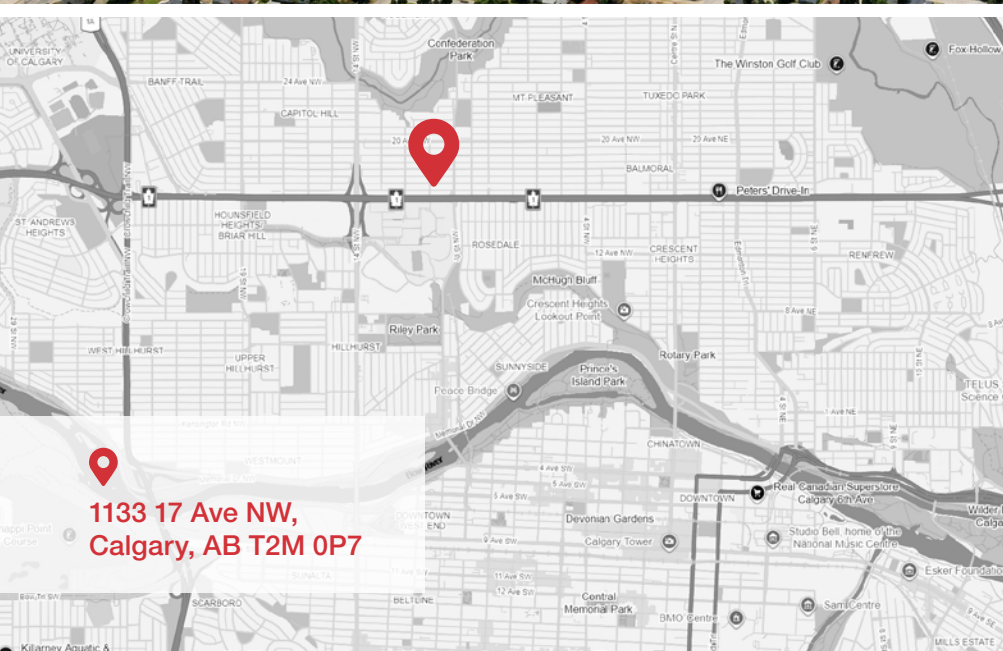
For more information,
please contact:



Blair Best | Associate, Capital Markets

+1 403 669 3969

bbest@naiadvent.com



ADVENT COMMERCIAL REAL ESTATE CORP.

OPPORTUNITY OVERVIEW

The property offers a unique opportunity with the second and third floors, as well as the basement, fully leased and generating stable in-place income. The move-in-ready main floor is zoned for Health Care Services, providing an ideal opportunity for an owner-user to establish their practice while benefiting from existing cash flow.

ABOUT THE PROPERTY

LEGAL ADDRESS	Plan: 0010520; Units: 1-10
YEAR BUILT	1971
SITE SIZE	±11,948 SF
BUILDING SIZE	±13,377 SF
2ND & 3RD FLOOR	±865 SF, 8 - 2 BD / 1 BA
MAIN FLOOR	±3,452 SF
BASEMENT	±2,400 SF
ZONING	DC (M-C2)
PARKING	12 Commercial stalls, 11 Apartment stalls
OP COSTS	\$9.00 PSF
LEASE RATE	Market
PROPERTY TAXES	\$42,915.98 (2026)
PURCHASE PRICE	\$3,590,000

For more information,
please contact:



Blair Best | Associate, Capital Markets

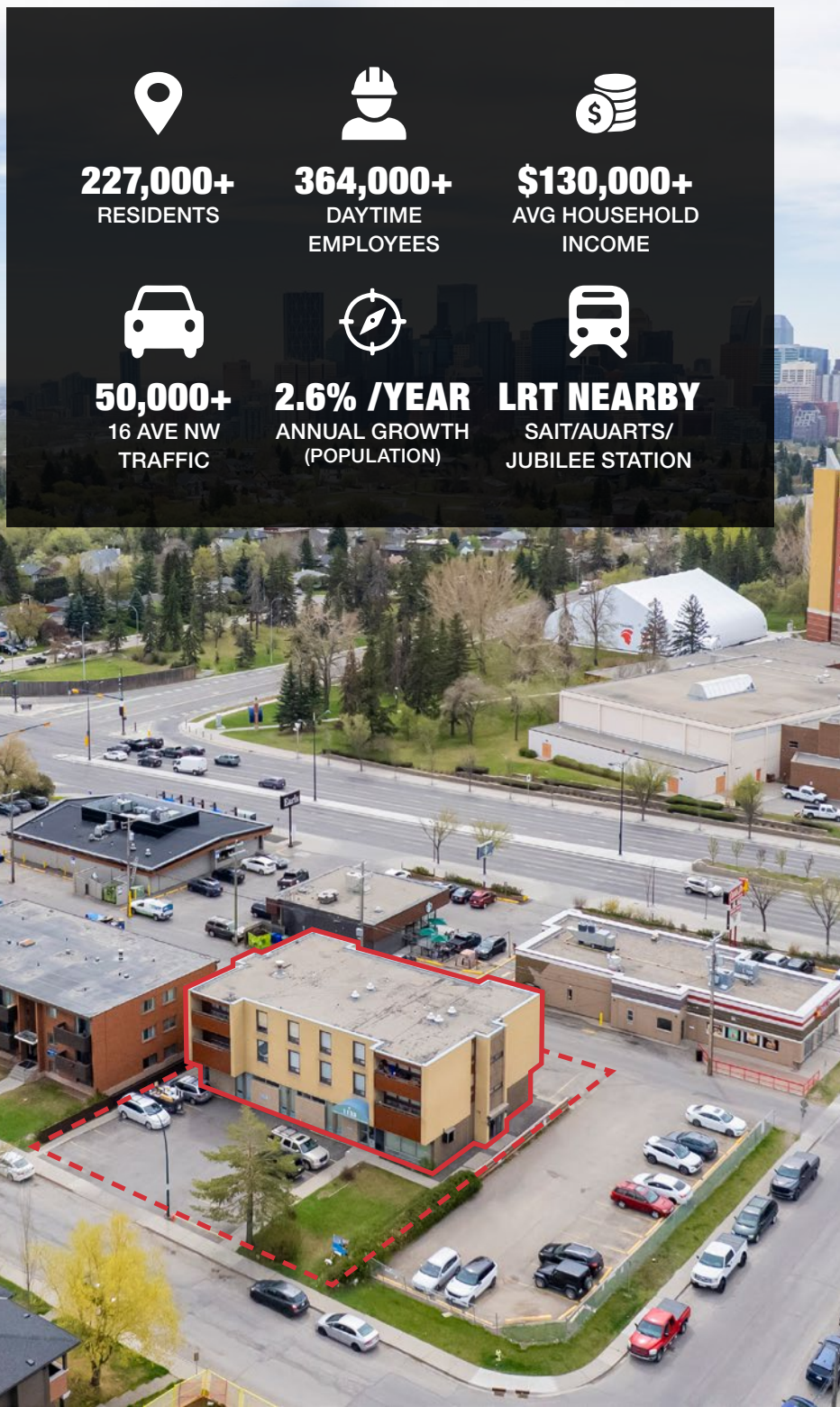
+1 403 669 3969

bbest@naiadvent.com

3633 8 St SE, Calgary, AB T2G 3A5

403 984 9800

naiadvent.com



227,000+
RESIDENTS



364,000+
DAYTIME
EMPLOYEES



\$130,000+
AVG HOUSEHOLD
INCOME



50,000+
16 AVE NW
TRAFFIC



2.6% /YEAR
ANNUAL GROWTH
(POPULATION)



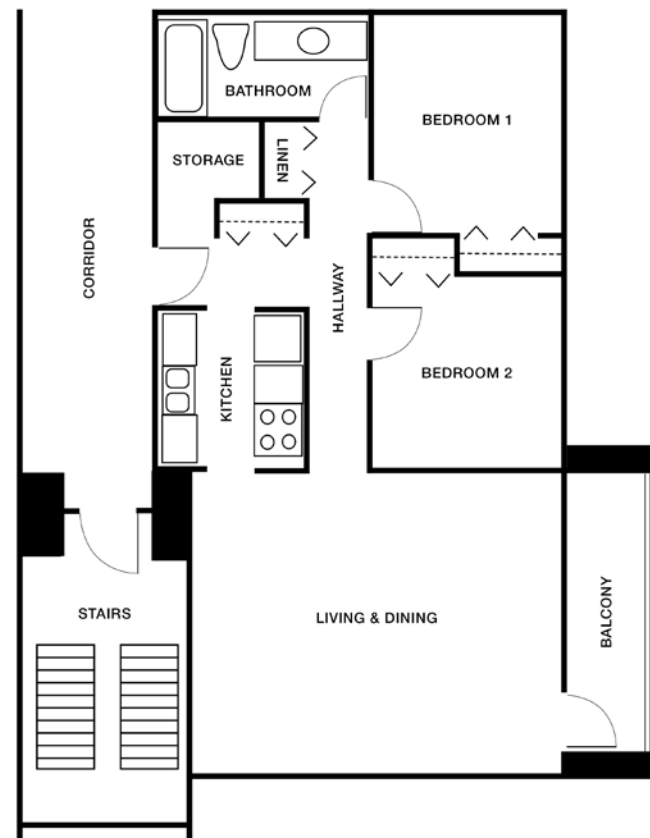
LRT NEARBY
SAIT/AUARTS/
JUBILEE STATION

NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

APARTMENT UNIT FLOOR PLAN

ALL 8 APARTMENTS - 2 BED / 1 BATH



For more information,
please contact:



Blair Best | Associate, Capital Markets

+1 403 669 3969

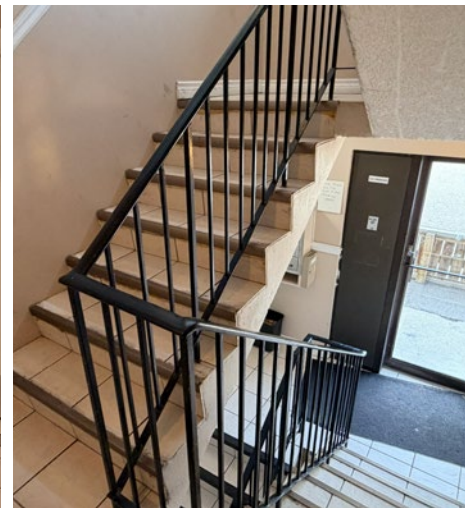
bbest@naiadvent.com

3633 8 St SE, Calgary, AB T2G 3A5

403 984 9800

naiadvent.com

PROPERTY PHOTOS - APARTMENTS



PROPERTY PHOTOS - MAIN FLOOR / BASEMENT



Mixed-Use Medical Investment

Mixed-Use Medical & Multi-Family Building | 1133 17 Ave NW, Calgary, AB T2M 0P7

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which NAI Advent deems reliable, however, NAI Advent assumes no responsibility for the degree of accuracy of such information, nor does NAI Advent represent or warrant the information contained herein. Recipients hereof should conduct their own investigations to determine the accuracy of information contained herein. The information contained herein is subject to change without notice.

For more information,
please contact:



Blair Best | Associate, Capital Markets

+1 403 669 3969

bbest@naiadvent.com