

AVISON
YOUNG

For Sale

Northmount Centre

552 Northmount Drive NW
Calgary, AB

Future redevelopment
opportunity with holding
income in Calgary's
inner-city community of
Cambrian Heights



Property Details

Building Area	8,234 sf
Site Size	0.67 acres (29,290 sf)
Year of Original Construction	1958
Parking	55 paved surface parking stalls (34 customer stalls along front & 21 staff stalls at rear)
Zoning / Land Use	<u>C-N2 (Commercial – Neighbourhood 2)</u>



Location Profile



Prime Inner-City Location

Strategically located in Calgary's northwest quadrant, in the established community of Cambrian Heights, offering strong neighbourhood fundamentals



High Visibility & Access

Prominent corner site at the area's only signalized intersection, with 12,000+ vehicles per day and direct access to downtown



Established Retail Node

Part of a cohesive retail cluster with two adjacent centres, serving both local residents and surrounding communities

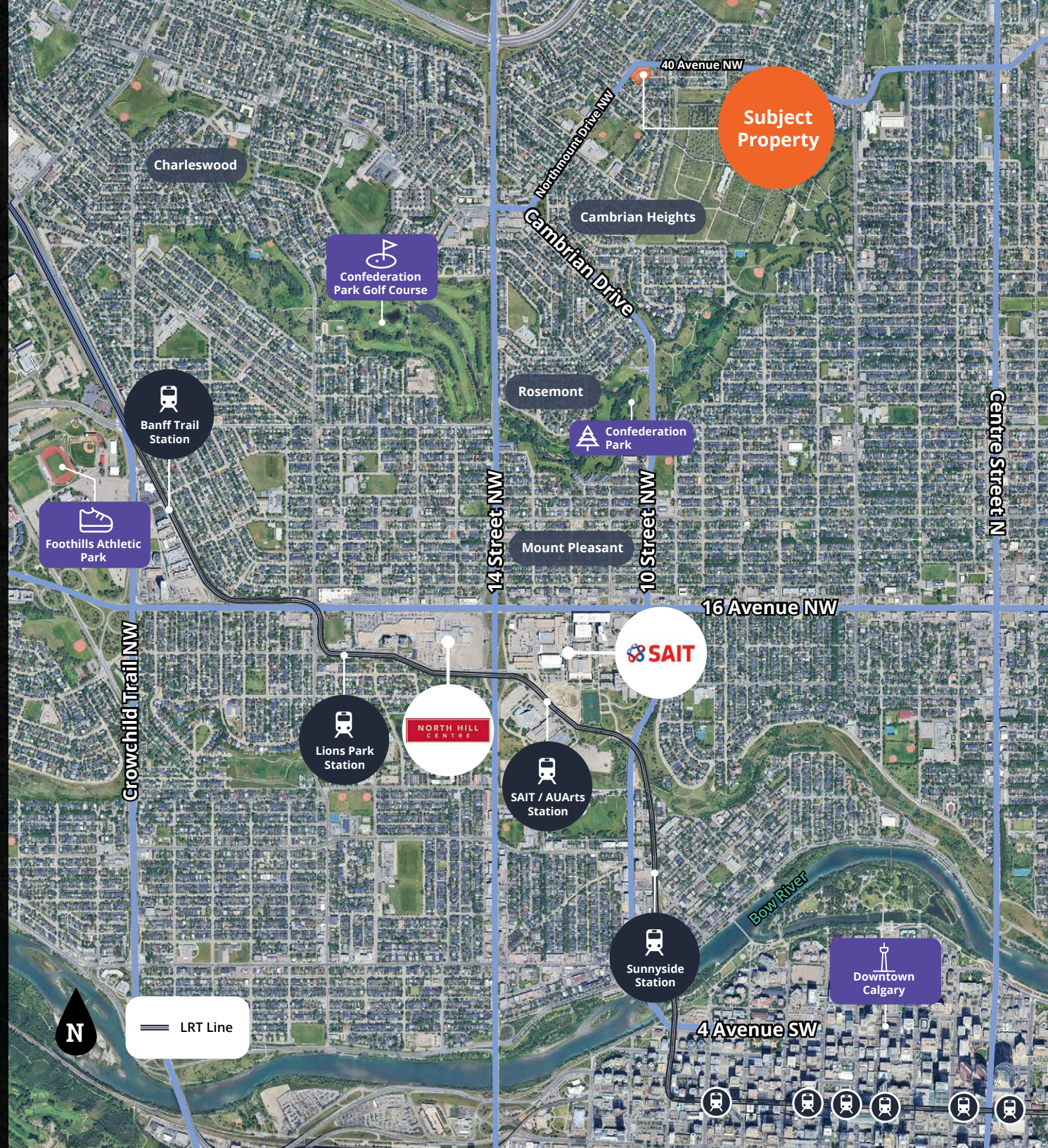


Amenity-Rich Surroundings

Walkable, service-oriented area with nearby schools, parks, and amenities that drive consistent daily traffic

Drive Times

Calgary Winter Club	5 minutes
Downtown	15 minutes
Airport	18 minutes



Property & Investment Highlights



Prime Redevelopment Opportunity

The 0.67-acre site offers tremendous potential for mixed-use densification within a mature community and presents a blank slate with no current land use applications, allowing maximum redevelopment flexibility



Substantially Leased to Local Tenants

Average CRU bay size of 686 sf, conducive to local shops, eateries, take-out restaurants, specialty stores and other neighbourhood daily needs/ services



Prime Signalized Corner

Unique location at a signalized intersection, with multiple points of site access, offering nearly 500 feet of high exposure frontage



Central Connectivity

The Cambrian Heights community is centrally located to provide convenient access to major transportation routes that services all points of north inner-city Calgary



Near-Term Redevelopment Flexibility

Short-term leases across the entire rent roll with a 1.39-year WALT provide near-term access to the site for redevelopment with nearby schools, parks, and amenities that drive consistent daily traffic



2024 Area Demographics (3 KM Radius)



62,689
Population
(2024 est.)



\$133,764
Average Income
(2024 est.)



\$130,126
Average Expenditures
(2024 est.)

2024 Demographic Spending (1 KM Radius)



\$36.44M
Food Expenditures

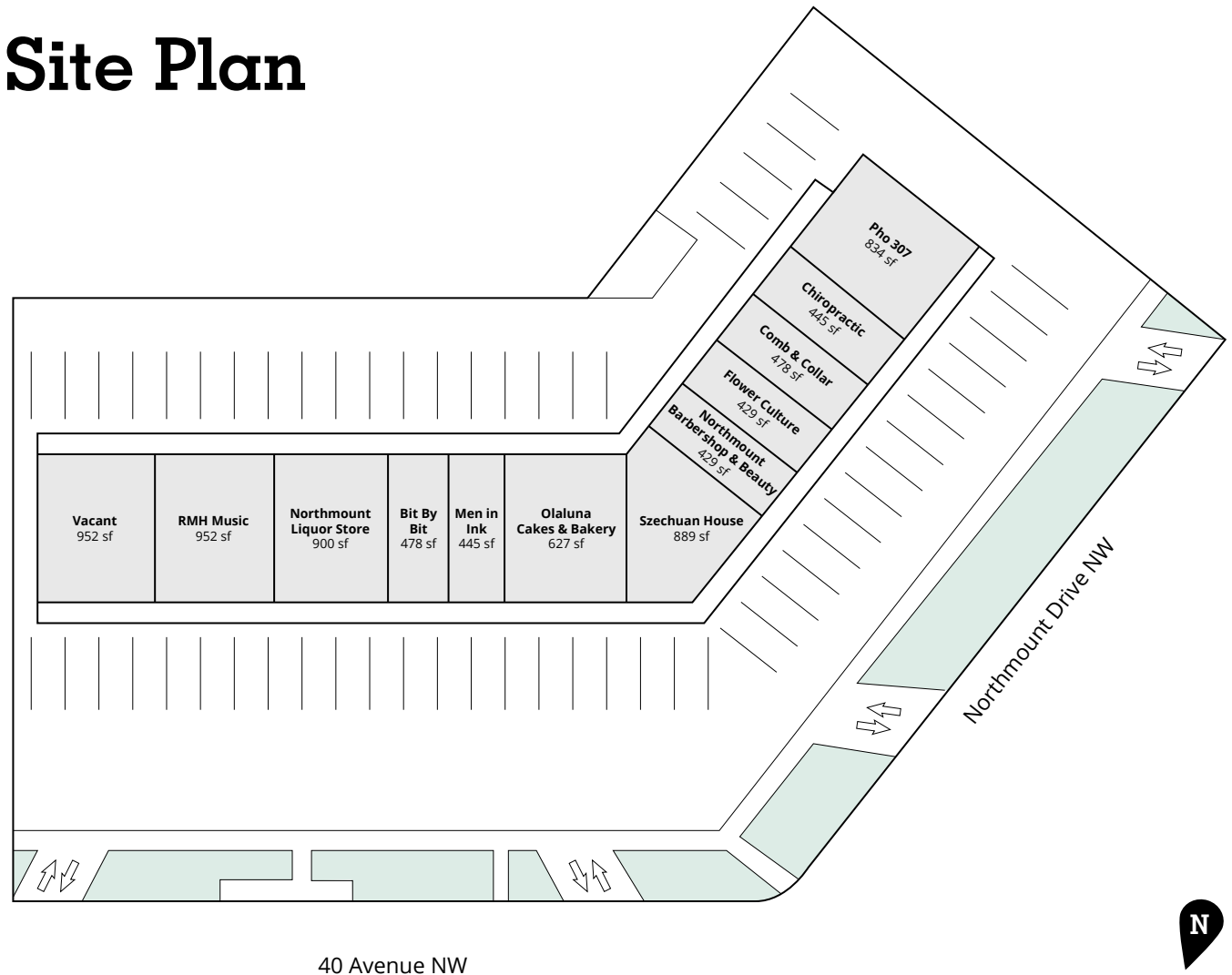


\$4.98M
Personal Care Expenditures



\$12.75M
Health Care Expenditures

Site Plan



Offering Process

Avison Young has been retained by D.B. Legacy Ltd. (the "Vendor") on an exclusive basis to arrange for the offering and sale of a 100% interest in the subject property. The subject property is being offered for sale unpriced. Please contact the listing agents below for more information and for details on the offering process.

The listing agents have prepared a draft Letter of Intent and/or binding Offer to Purchase template, available to groups that are interested in submitting offering interest, although there is no formal requirement that offering interest be submitted using the prior-mentioned template forms.

Additional information can be made available to assist in evaluating this sale offering upon execution of a Confidentiality Agreement by interested parties/prospective purchasing entities.



For More Information

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