

**AVISON
YOUNG**

For Sale

**1133 - 137 Avenue SE
Calgary, AB**

PRIME COMMERCIAL INVESTMENT OPPORTUNITY

This high-visibility commercial asset offers a rare investment opportunity within one of Calgary's most established and high-traffic retail corridors. Encompassing 1.02 acres and zoned CN-2, the property is home to a strong and diverse tenant mix, anchored by nationally recognized brands Tim Hortons and Mary Brown's.

Pali Bedi

Principal

+1 403 888 5388

pali.bedi@avisonyoung.com



Particulars

MUNICIPAL ADDRESS

1133 - 137 Avenue SE, Calgary, AB

LAND USE

CommercialW

ZONING

CN-2

AVAILABLE

1.02 Acres

TENANTS & BUILDING SIZES

Tim Hortons

(Free-Standing Double Drive-Thru)

2,400 sf

Mary Browns

(End Cap With Drive-Thru)

2,600 sf

Buster's

1,250 sf

Long term leases with escalations

NET RENT

1-5 years \$337,500

OPTIONS

Tim Hortons 4 x 5 years

Mary Browns 2 x 5 years

Buster's 1 x 5 years

CAP RATE

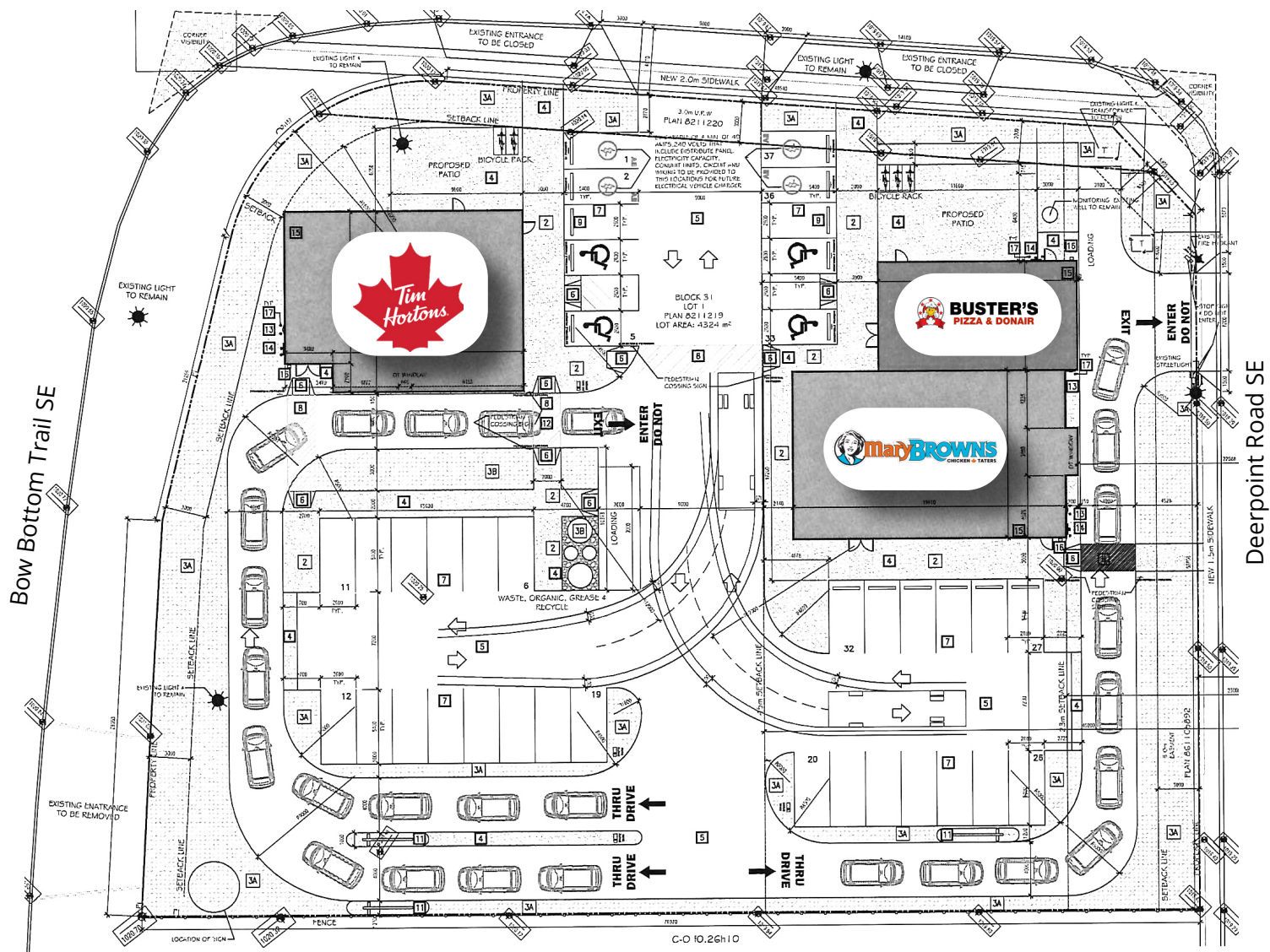
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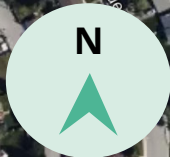
ASKING PRICE

\$7,500,000



AVAILABLE
1.02 ACRES





9

(6.3 km) drive to
Downtown Calgary

11

(1.3 km) minute walk to
Southcentre Mall

22

(6.3 km) drive to
YYC International
Airport

RENT ROLL SUMMARY

1133 - 137 AVENUE SE
Calgary, AB

Tenant	Unit	Area	Lease Start	Lease Expiry	Options	Rate (psf)	Annual Base Rent	Deposit
TENANT #1	100	2,400	01 Nov 2025	31 Oct 2045	4 x 5 Years	1-10 \$57	\$136,800.00	\$0.00
The TDL Group Corp O/A Tim Hortons						11-15 \$61		
						16-20 \$65		
TENANT #2	205	1,250	01 Jan 2026	31 Dec 2035	1 x 5 Year	1-5 \$43	\$53,750.00	\$8,600
Out of the box Foods Inc. O/A Bustors Pizza						6-10 \$45		
TENANT #3	210	2,600	01 Nov 2025	31 Oct 2040	2 x 5 Year	1-5 \$53	\$137,800.00	\$30,485
Mary Brown's Ontario Inc. O/A Mary Brown's Chicken						6-10 \$56		
						11-15 \$59		

6,250

SIGNAGE/YR:

\$9,000.00

NET OPERATING INCOME/YR:

\$337,350.00

*Disclaimer: The information contained in the foregoing was obtained from sources deemed correct, but does not form part of any present or future contract.

Get more info.

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Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082



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