

# For Sale

5102 Rundlehorn Drive NE | Calgary, AB



## Demographics *(Rundle Neighborhood)*



NEIGHBORHOOD  
Rundle



POPULATION  
91,562



MEDIAN AGE  
38.7



HOUSEHOLD INCOME  
\$73,289

## Building Details



PARKING  
31 Stalls



YEAR BUILT  
1975



Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
P (403) 214-2344  
[blackstonecommercial.com](http://blackstonecommercial.com)

## Rundle Plaza

### Property Details

Asking Price:	\$3,350,000
Tenancy:	Medical + CRU
Building Size:	10,230 SF
Land Area:	23,067 SF
Vacancy:	0 SF (0%)
Current NOI:	\$223,860 (6.7% Cap Rate)
Op Costs + Taxes:	\$12.73 psf
Parking:	31 Stalls (3/1,000 SF)
Main Power:	400 AMP
2023 Tax Assessment:	\$3,300,000

### Highlights

- Well-maintained retail strip plaza
- Fully leased at below market rents
- New roof (2023) with a 20 year warranty
- New pavement (2015)
- Several HVAC units have been replaced

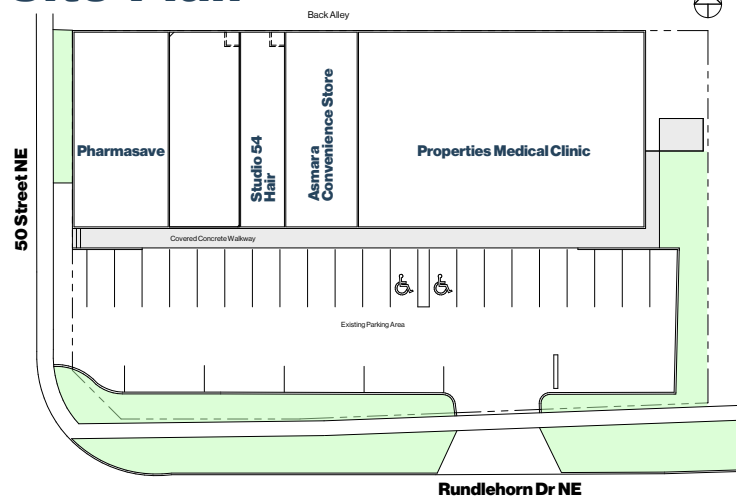


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## Site Plan



## Tenants

**PHARMASAVE®**

**Properties Medical Clinic**

**Studio 54**  
Unisex salon

**Asmara Convenience**

**Shaw)**

**Rundlehorn Plaza**  
**5102 Rundlehorn Drive NE**  
**Calgary, AB**

**INCOME SUMMARY**

**1) CONTRACTED INCOME ANALYSIS**

Unit	Tenant	Sq. Ft.	Rate History	Net Rental Income Year 1	Expiry
1	Cornerstone Pharmacy Ltd.	1,800	\$ 28.00 \$ 30.00	\$ 54,000.00	Feb-29 Feb-31
2	Conditionally Leased	1,220	\$ 31.00	\$ 37,820.00	May-31
3	Jatinder Bola o/a Studio 54 Hair Studio	830	\$ 21.00 \$ 22.00 \$ 23.00	\$ 19,090.00	Dec-23 Dec-24 Dec-26
4	Michael Tesfu o/a A Convenience Store	1,325	\$ 20.00 \$ 21.00	\$ 27,825.00	Nov-24 Nov-26
5,6,7	6893757 Alberta Inc. o/a Properties Medical Clinic	4,295	\$ 19.00 \$ 20.00 \$ 21.00	\$ 85,900.00	Aug-24 Aug-26 Aug-27
8	Shaw Cablesystems Ltd.	760	\$ 23.00 \$ 23.50	\$ 17,860.00	Feb-24 Feb-27
<b>Total Net Rental Income</b>			<b>\$ 23.70</b>	<b>\$ 242,495.00</b>	
Operating Recoveries			10,230 \$ 12.73	\$ 130,227.90	
<b>Gross Operating Income</b>				<b>\$ 372,722.90</b>	

**2) VACANCY SUMMARY**

Unit	Tenant	Sq. Ft.	Net Rental Rate	Income
<u>Prospective Vacancy Rental Income</u>				
	Vacant	-	\$ 25.00	\$ - \$ -
<u>Vacancy Recoveries</u>				
	Vacant	-	\$ 10.40	\$ - \$ -
<b>Potential Income from Vacancy</b>				<b>\$ -</b>
Gross Operating Income				<b>\$ 372,722.90</b>
Total Operating Expenses				\$ (130,227.90)
Vacancy Allowance				\$ (18,636.15)
<b>Current Net Operating Income</b>				<b>\$ 223,858.86</b>
Potential Rental Income from Vacancy				\$ -
<b>Projected Net Operating Income</b>				<b>\$ 223,858.86</b>

**3) FINANCIAL SUMMARY**

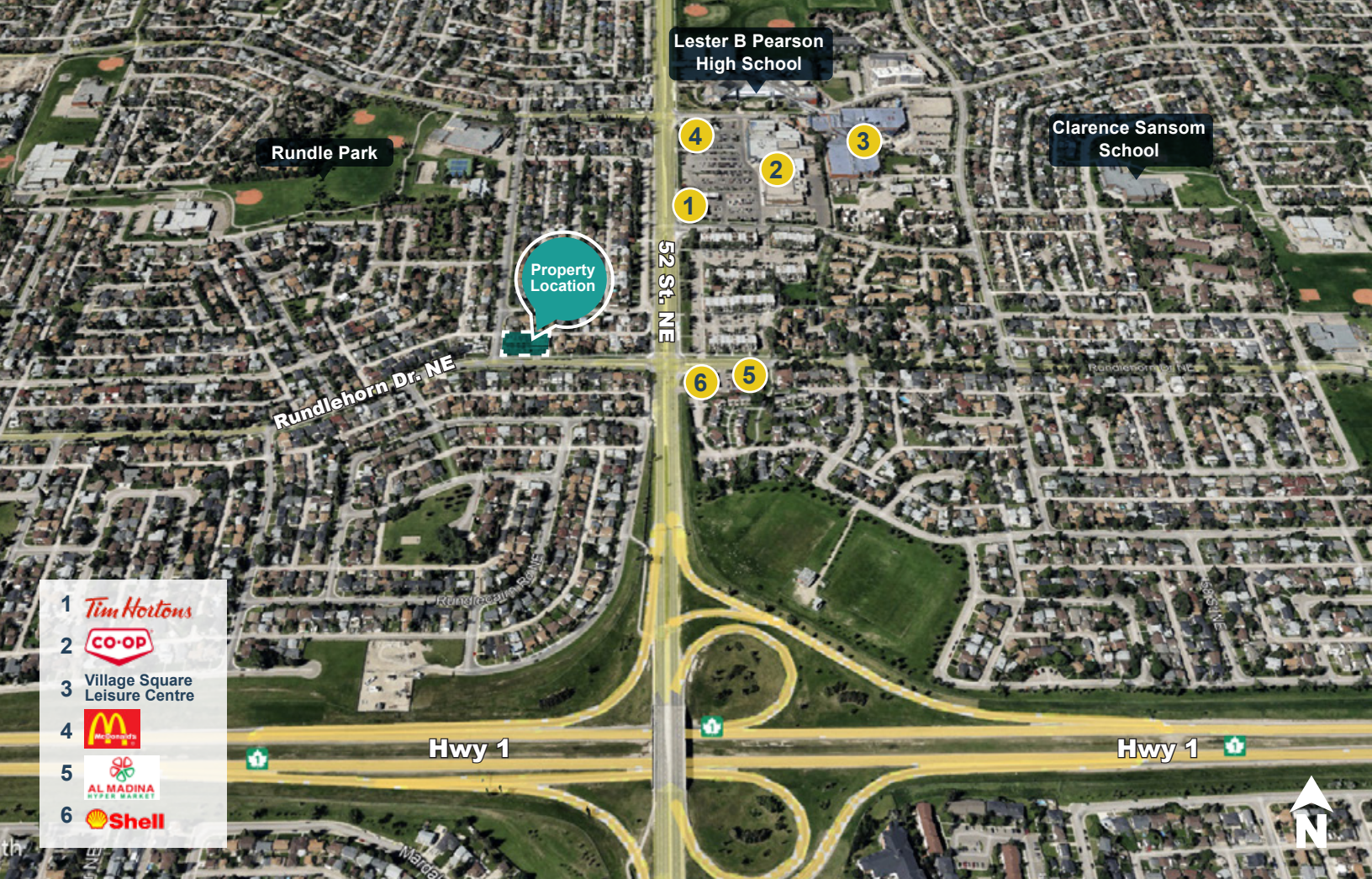
Purchase Price	\$ 3,350,000.00
<b>Current NOI Cap Rate:</b>	<b>6.68%</b>
<b>Projected NOI Cap Rate:</b>	<b>6.68%</b>
Price Per Square Foot:	\$ 327.47

**6.7%**  
CAP RATE

**\$327**  
PSF

**\$23.70**  
Avg. Net Rent PSF





# Thank you for your interest!

**For More Info:**

**Shane Olin**

**P (403) 313-5305**

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