



For Sale | 35-Unit Apartment Building
2320 5 Street SW | Calgary, Alberta

THE OFFERING

Welcome to “The Beverly” - a prime investment opportunity in one of Calgary’s most sought-after neighborhoods, the Mission district. This exclusive apartment building promises to be a lucrative venture for discerning investors looking to capitalize on the growing real estate market in Calgary, Alberta. With its strategic location, top-notch amenities, and strong rental demand, The Beverly is poised to deliver impressive returns and long-term value to its stakeholders.

PROPERTY DETAILS

Property Type	Apartment Building
Unit Mix	Studio, 1-BR & 2BR
Year Built	2021
Price	\$15,500,000

<p>35 Rental Apartments</p>	<p>654 SF Average suite size</p>	<p>20 Underground Parking Stalls</p>	<p>100% Current Occupancy</p>	<p>\$665,910 Net Operating income</p>
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LOCATION HIGHLIGHTS

- » Situated in the trendy Mission district of Calgary. One block from 4th Street SW, known as Calgary's Restaurant Row, featuring over 35 restaurants from countries all over the world.
- » The neighborhood is known for its diverse mix of residential and commercial spaces, including single-family homes, apartments, trendy shops and restaurants and various independently owned businesses.
- » Short walk to 17th Ave - Retail & Entertainment District.
- » High-income tenant demographic.
- » Steps from the Elbow River, Lindsay Park and MNP Community & Sport Centre.
- » Surrounding amenities include various restaurants, pubs, fitness studios, shops, and banks.

Food, Drinks & Market

1. Earls Kitchen + Bar
2. La Boulangerie Bakery Cafe
3. Joyce on 4th
4. Famoso Neapolitan Pizzeria
5. Starbucks
6. Yann Haute Patisserie
7. Phil & Sebastian Coffee Roasters

10. Café du Centre
11. OEB Breakfast Co.
12. Anejo Restaurant - Mexican Eats
13. Ducky's Pub & Restaurant
14. Beebop Doughnut Shop
15. Blaze Pizza
16. Shokunin - Authentic Japanese
17. Milk Tiger Restaurant
18. College Bar
19. Hana Sushi
20. JINYA Ramen Bar

21. Mr. Lu Japanese Street Food & Restaurant
22. PinBar
23. Lulu Bar
24. Ship & Anchor
25. Cafe Med Restaurant & Shisha Lounge
26. National on 17th
27. Ricardo's Hideaway
28. Una Pizza + Wine 17th Ave SW
29. Calcutta Cricket Club
30. Element Cafe
31. Zaafran Lounge & Grill
32. Model Milk

Shopping

1. Safeway
2. Safeway Liquor
3. Dollarama
4. Shoppers Drug Mart
5. lululemon
6. PAWSitively Natural Pet Food & Supplies

Parks & Recreation

1. William Aberhart Park
2. Lindsay Park
3. Elbow Island Park
4. Cliff Bungalow Off Leash Area

Medical

1. Regen Clinic
2. Holy Cross Eye Surgery Centre

THE BEVERLY

APARTMENTS



DEMOGRAPHICS | 2 KM RADIUS



63,372
2023
Population



\$141,040
Average
Household
Income



70,673
2028
Projected
Population



37 years old
Median
Age



Premier Location - surrounded by a wide array of shops, restaurants, cafes, and entertainment options. Residents enjoy easy access to the Elbow River pathways, the downtown core, and several parks, making it a highly desirable living location.



Upscale Living Spaces - offers a diverse range of luxurious and spacious apartments, catering to young professionals, families, and urban dwellers seeking a contemporary lifestyle. Thoughtfully designed, the units feature modern finishes, premium appliances, and large windows that provide ample natural light and stunning views of the cityscape.

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