

# Multi-Tenant Investment Property

## 755 McTavish Road NE



**Rethinking Commercial Real Estate**



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

**Kimberly Kimball, Senior Associate**

**403-701-0459**

[kimberly@kimballcommercialrealestate.com](mailto:kimberly@kimballcommercialrealestate.com)



# 755 McTavish Road NE



## Site Information

<b>District:</b>	McCall South Aviation Park
<b>Zoning:</b>	S-CRI / Airport Light Industrial
<b>Legal:</b>	Condo Plan 9210847, Blk A
<b>Year Built:</b>	1984
<b>Site:</b>	1.02 Acres (44,349 SqFt)
<b>Site Coverage:</b>	39% (Approximately TBV)

## Sale Information

<b>Sale Price:</b>	\$3,100,000.00 (\$180/SqFt)
<b>Taxes:</b>	\$48,914.50 (2022)
<b>Land Lease:</b>	\$18,190.61/Annum (2023)
<b>Current Net Income:</b>	\$206,016.50 (6.6% CAP)



## Building Information

<b>Total Size:</b>	17,241± Square Feet
<b># of Units:</b>	Ten (10)
<b>Parking:</b>	Surface Stalls (55±)
<b>Ceiling Height:</b>	14' clear (TBV)
<b>Electrical:</b>	200 Amp, 120/208 V (TBV)
<b>Drive-In:</b>	4 (10x10), 1 (10x12), 1 (10x8)

**Kimberly Kimball,** Senior Associate

**403-701-0459**

[kimberly@kimballcommercialreal estate.com](mailto:kimberly@kimballcommercialreal estate.com)



# 755 McTavish Road NE



- Investment Property! Nice income producing property with no vacancy expected anytime soon.
- Established community with a mix of commercial, light industrial – office and warehouse.
- Currently seven (7) tenants using ten (10) units with terms ranging from 3-10 years.
- These bays always lease up quickly due to size.
- Building construction consists of concrete block with metal and wood frame, and flat built-up tar and gravel roof.
- Leasehold Estate with new (20 years) land lease in place as of June 2023. No future plans for expropriation or further development.
- Calgary Airport Authority is very easy to deal with in terms of approval, see attached approved uses.
- Many hotels and restaurants in the vicinity. Tim Horton's and Best Western Plus Port O'Call Hotel are a quick drive away for lunch.
- Conveniently located just off 19th Street and McKnight Boulevard NE.
- Quick access to Barlow and Deerfoot Trails. Minutes to the Calgary International Airport.
- 15-20 minutes to the downtown core.

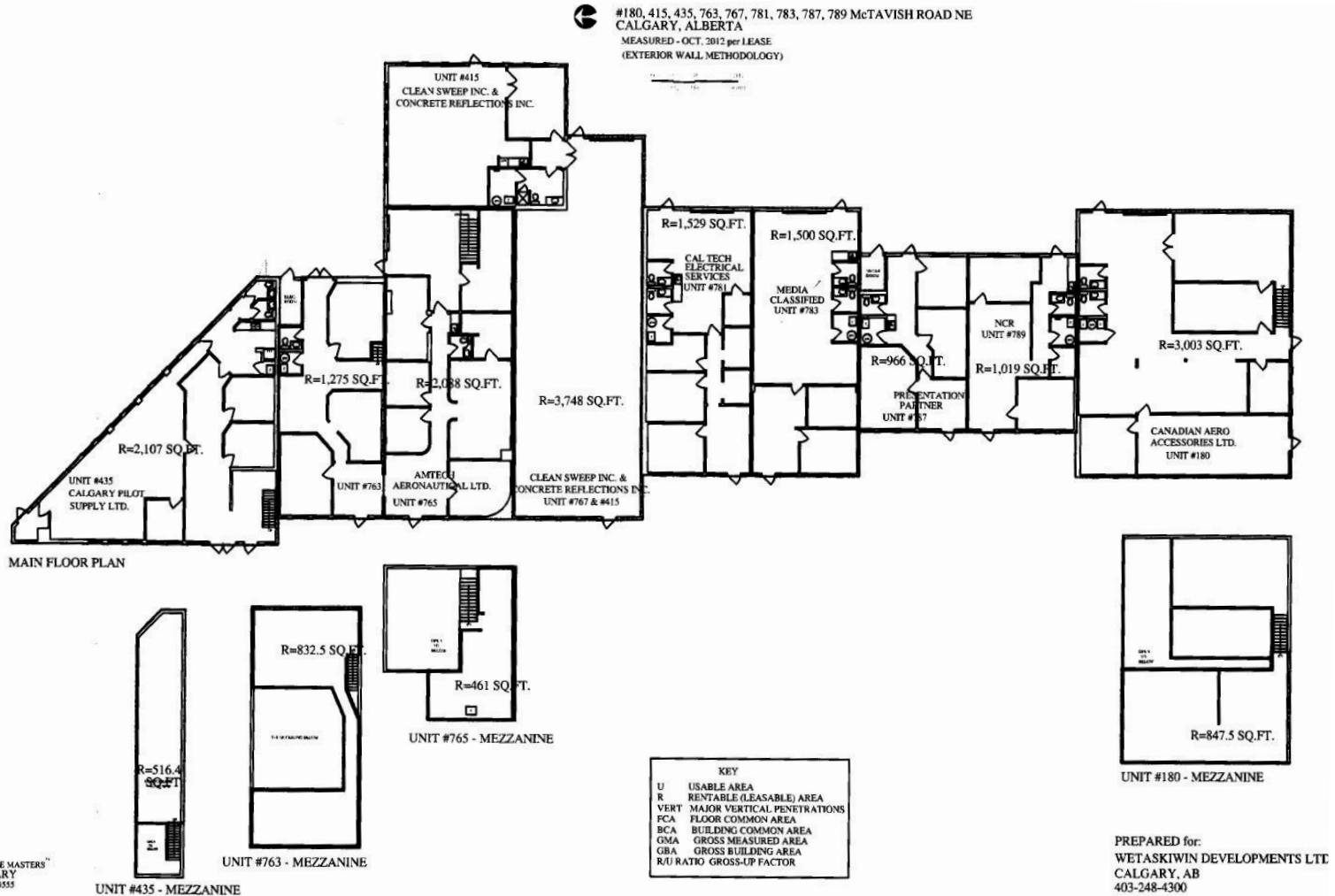
**Kimberly Kimball,** Senior Associate

**403-701-0459**

[kimberly@kimballcommercialrealestate.com](mailto:kimberly@kimballcommercialrealestate.com)

# 755 McTavish Road NE

## Floor Plan



Floor plans may not be exactly as illustrated and are subject to change.

**Kimberly Kimball**, Senior Associate

**403-701-0459**

[kimberly@kimballcommercialreal estate.com](mailto:kimberly@kimballcommercialreal estate.com)

# 755 McTavish Road NE

## Airport Light Industrial District

### Purpose

The purpose of this district is to provide for a wide range of industrial and business uses which are compatible with each other and airport operations.

### Uses

Agriculture	Kennels
Aircraft salvage	Laboratories
Airport maintenance and operational facilities	Liquor stores
Amusement arcades	Lumber yards
Ancillary retail – manufacturing	Manufacturing, fabricating, processing, assembly, disassembly, production of materials, goods or products
Ancillary retail – non-manufacturing	Mechanical reproduction and printing establishments
Auction halls	Meteorological installations
Auto body and paint shops	Mobile equipment yards
Automobile wholesalers	Movement storage of materials, goods or products
Automotive sales and rental	Navigational aid facilities
Automotive services	Nurseries and greenhouses
Automotive specialists	Offices
Billiard parlours	Outside storage (screened)
Bonded yards	Parking areas and structures
Bottle return depots	Parks and recreational areas
Car rental facilities, parking and services	Petroleum and natural gas equipment yards (screened)
Childcare facilities	Private clubs and organizations
Cleaning, servicing, testing, or repairing.	Production processing movement or storage of materials, goods or products
Commercial schools	Public and quasi-public buildings
Crematoriums and columbariums	Radio and television studios
Custodial quarters	Recreational and commercial vehicle repair, service, sales and rental
Drinking establishments	Restaurants
Emergency response services	Tree farms
Entertainment establishments	Utilities
Essential airport services	Vehicle and recreational vehicle storage
Farmers markets and flea markets	Veterinary clinics
Financial institutions	Veterinary hospitals
Fuel facilities	Warehouse stores
Gaming establishments – Casino	Warehouses
Government agencies	
Grocery stores	
Hotels	
Implement dealers	
Information services	

**Kimberly Kimball**, Senior Associate

**403-701-0459**

[kimberly@kimballcommercialrealestate.com](mailto:kimberly@kimballcommercialrealestate.com)

**PRESTIGE**  
COMMERCIAL GROUP

**RE/MAX**  
COMMERCIAL®

**RE/MAX**  
COMMERCIAL®  
**AUCTIONS**



**RE/MAX**  
Complete Realty

**11450 – 29<sup>th</sup> Street SE, Unit 201**

**Calgary, Alberta T2Z 3V5**

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

**Kimberly Kimball, Senior Associate**

**403-701-0459**

[kimberly@kimballcommercialrealestate.com](mailto:kimberly@kimballcommercialrealestate.com)