

Single Tenant Industrial Investment/Owner User Building Sale - Index #1



District: Highfield
Address: 3810 7 SE SE, Calgary, AB

Legal ATS:
Legal Plan: 4/42/9612506

Coordinates: 51.0211611, -114.0451556
Land Use: IG-Industrial General

Sale Price: \$1,787,500.00
Site Area: 0.62 Acres
Building Area: 7,800.00 Sq Ft (Building Footprint)
Unit Price: \$229.17 / Sq Ft
Site Coverage: 28.9%
Transfer Date: Mar 14, 2013

Title Number: 131060059
Year Built: 1962
LINC Number: 0026908418

Vendor: Bar Three N Cattle Company Ltd.
Purchaser: 671908 Alberta Inc.

Comments

Interior lot location. The land shape is rectangular.

Concrete block/Wood Frame construction. 1 storey building. 7800 Sq Ft warehouse/office space. 3 drive in doors. Site improvements include perimeter fencing; fenced yard; paved yard.

At the time of sale the building was occupied by a tenant and was in good physical condition and did not appear to require any significant capital expenditures. The purchaser was considering renting the building out to the same tenant after the sale.

Single Tenant Industrial Owner User Building Sale - Index #2



District: Manchester
Address: 3815 Manchester Rd SE, Calgary, AB

Legal ATS: -03-24-01-W5M
Legal Plan: 44-47/8/8490AP

Coordinates: 51.0209889, -114.0580806
Land Use: IR-Industrial Redevelopment

Sale Price: \$1,475,000.00
Site Area: 0.30 Acres
Building Area: 5,859.00 Sq Ft (Building Footprint)
Unit Price: \$251.75 / Sq Ft
Site Coverage: 44.8%
Transfer Date: Jun 11, 2013

Title Number: 131136636
Year Built: 1968
LINC Number: 0016363905

Vendor: Enerdrill Inc.

Purchaser: Camrock Capital Partners GP (40) Inc.



Comments

Cash and/or standard financing.

Concrete block construction. Warehouse ceiling height is 14 feet. 1 storey building. Built in 1968. 4659 Sq Ft warehouse space. 1200 Sq Ft office space. 1 drive in door. Site improvements include paved entrance & parking. Space is present for approximately 17 paved parking stalls at the front of the building.

Interior lot location. The land shape is rectangular.

Single Tenant Industrial Owner User Building Sale - Index #3



District: Alyth/Bonnybrook
Address: 4081 Ogden Rd SE, Calgary, AB

Legal ATS: W-01-24-01-W5M
Legal Plan: 18-20/21/2167N

Coordinates: 51.0183167,-114.0217194
Land Use: IR-Industrial Redevelopment

Sale Price: \$1,030,000.00
Site Area: 0.45 Acres
Building Area: 4,500.00 Sq Ft (Building Footprint)
Unit Price: \$228.89 / Sq Ft
Site Coverage: 23.0%
Transfer Date: Sep 10, 2013

Title Number: 131226268
Year Built: 1954
LINC Number: 0034645383

Vendor: 291287 Alberta Ltd.

Purchaser: 1768199 Alberta Ltd.



Comments

Cash and/or standard financing.

Concrete block construction. 1 storey building. Built in 1954. 4500 Sq Ft warehouse/office space. 1 drive in door. Site improvements include gravelled yard; gravelled entrance way and parking; fenced yard.

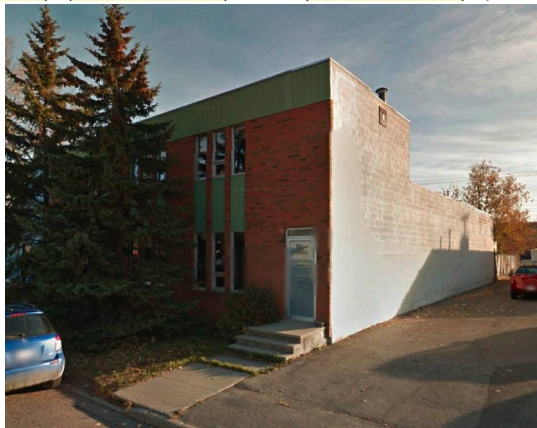
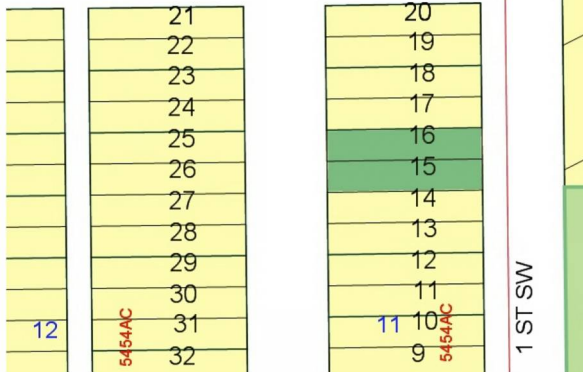
Ogden Rd SE two way average daily traffic volumes totaled 17000 VPD in 2012.

Corner lot location. The land shape is rectangular.

Building was reported to be well maintained and partly updated.

Single Tenant Industrial Owner User Building Sale - Index #4

52 AV SW



District: Manchester
Address: 5311 1 ST SW, Calgary, AB

Legal ATS: NW-34-23-01-W5M
Legal Plan: 15,16/11/5454AC

Coordinates: 51.006725,-114.0667139
Land Use: IR-Industrial Redevelopment

Sale Price: \$1,350,000.00
Site Area: 0.14 Acres
Building Area: 5,000.00 Sq Ft (Main & Second Level)
Unit Price: \$270.00 / Sq Ft
Site Coverage: 82.0%
Transfer Date: Dec 4, 2013

Title Number: 131312355
Year Built: 1973
LINC Number: 0019259464

Vendor: J.K. Molnar (International) Inc.

Purchaser: 1786576k Alberta Inc.

Comments

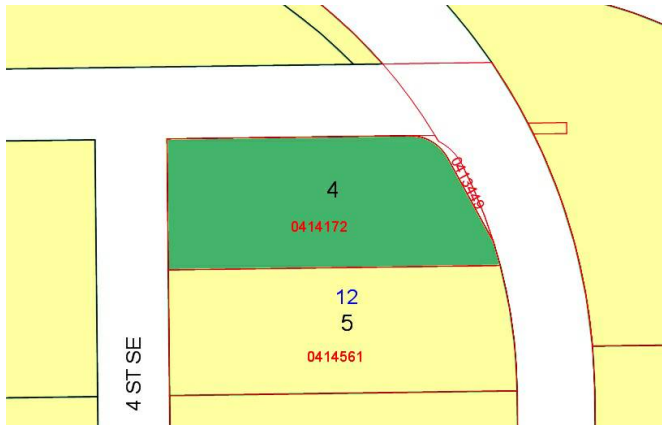
Cash and/or standard financing.

Concrete block construction. 2 storey building. Built in 1973. office space. 3000 Sq Ft estimated warehouse space. 2000 Sq Ft estimated office/showroom space on two levels. 2 drive in doors. Site improvements include fenced yard; paved yard.

Interior lot location. The land shape is rectangular.

Previously sold in January 2013 for \$1,100,000, or \$220/SF based on total above ground space.

Single Tenant Industrial Investment/Owner User Building Rejected Offer - Index #5



Address: 5308 4 ST SE, Calgary, AB

Legal ATS: NE-34-23-01-W5M
Legal Plan: 4/12/0414172

Coordinates: 51.007175, -114.0529944
Land Use: IG-Industrial General

Rejected Offer: \$1,800,000.00
Site Area: 0.76 Acres
Building Area: 8,432.00 Sq Ft (Building Footprint)
Unit Price: \$213.47 / Sq Ft
Site Coverage: 25.5%

Negotiated Date: Sep 17, 2014
Title Number: TBD
Year Built: 1957
LINC Number: 0030801468

Vendor: 899154 ALBERTA LTD.
Purchaser: TBD

Comments

Steel frame construction. Warehouse ceiling height is 12-16 feet. 1 storey building. Built in 1957. 7250 Sq Ft warehouse space. 1182 Sq Ft office space. 3 drive in doors; 400 electrical amps; air conditioned offices. Interior was painted and improved. Site improvements include gravelled yard; fenced yard.

Corner lot location. The land shape is near rectangular.

Owner received an unsolicited offer to sell the building, which the owner turned down due to the owner wanting to rent rather than sell the building.

