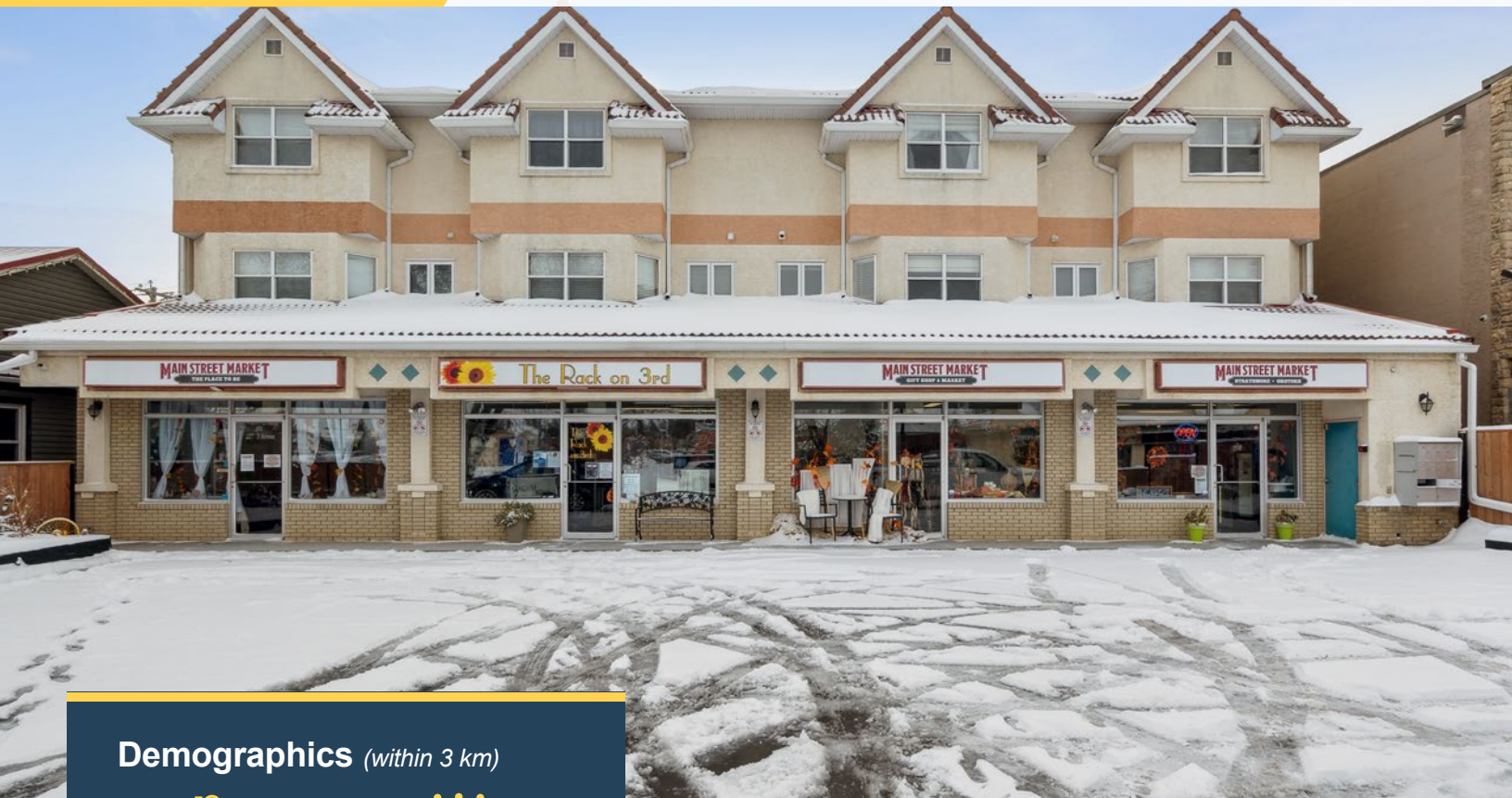


For Sale

227 - 231 3rd Avenue | Strathmore, AB



Demographics *(within 3 km)*



NEIGHBORHOOD
Downtown



POPULATION
14,118



MEDIAN AGE
40



HOUSEHOLD INCOME
\$109,802

Building Details



PARKING
8 Stalls in Front
6 Stalls at Rear



YEAR BUILT
1995



TRAFFIC COUNT
10,200 VPD | Wheatland Trail
13,200 VPD | 1st Street & Glendale



Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5

P (403) 214-2344

blackstonecommercial.com

Investment Opportunity!

Property Details

Asking Price:	\$1,250,000.00
Legal:	Plan 5894P, Block 8, Lots 26,27 & 28
Site Size:	8,998 SF
GLA:	9,120 SF
Floors:	3
Frontage:	78' on 3rd Avenue (with 1 curb cut)
Op Costs:	\$3.00 PSF (Approx.)
Property Taxes:	\$7,008.08 (2023)
Construction:	Wood with stucco and masonry exterior facade
Zoning:	CB (Central Business District)
Parking:	8 Surface stalls for retail and 6 surface stalls at rear of building for tenants

Highlights

- Retail Tenants: 2 on main floor occupying 4 units at approximately 4,000 SF
- Residential Features: A total of 4 units, each 1,280 sf between 2 storeys. All units boast 3 bedrooms, 2.5 baths, spacious kitchen, living room and dining room.

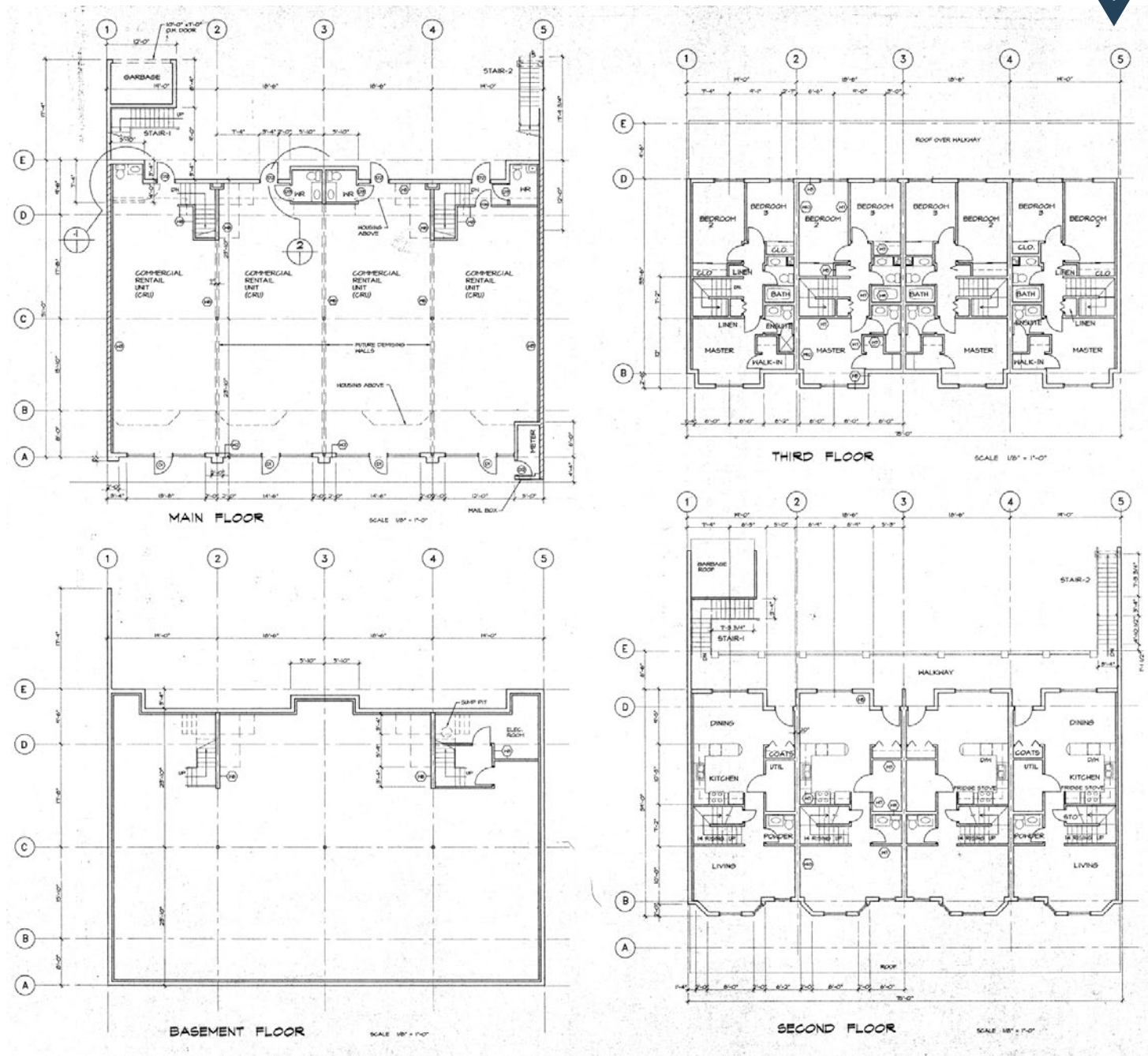
Retail Units



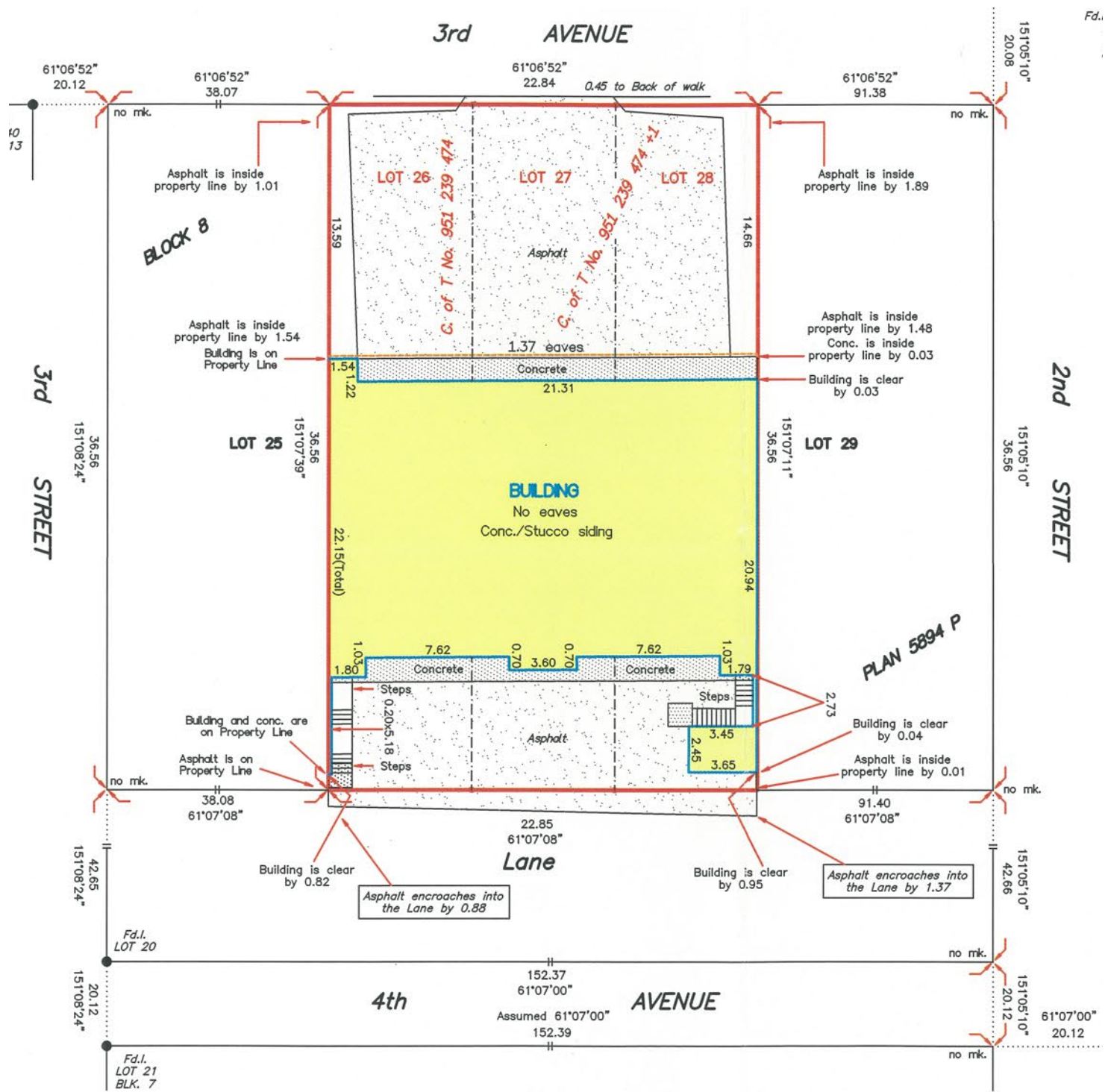
Residential Unit



Floor Plans



RPR Site Plan



NON-DISCLOSURE AGREEMENT

TO:

FROM: **Blackstone Commercial Calgary Ltd.** (Acting for the "Vendor").

DATE:

This agreement must be executed by all potential purchasers or their agents, advisors or consultants prior to receipt of any information regarding the purchase of a restaurant business in the City of Calgary (**the "Business"**). We agree to keep confidential any and all information supplied to us or which we gather through inspection of the Business, whether orally or in writing, at any time, (the "Information") concerning the Business described herein and that is supplied to us by the Vendor or other parties. We further agree not to photocopy or otherwise transmit or discuss any Information supplied to us by the Vendor or other parties concerning the possible acquisition of the Business with any person who is not currently an employee of our company, or an agent of our company who is involved in assisting with the possible acquisition of the Business, without the express written consent of the Vendor, which may be unreasonably withheld. It is understood that the Information shall be utilized in order to analyze the possible acquisition of the Business and for no other purpose. It is agreed that the person executing this Agreement on behalf of his/her firm is obligated to provide a copy of this Agreement to any member of his/her firm, or an agent of his firm, who has access to the Information contained herein so that this Confidentiality Agreement binds all readers of the information.

We hereby agree to indemnify and save harmless the Vendor for all costs, loss or damage resulting from any breach of this Agreement and from the inspection of the Business, by us or our employees or our agents. The undersigned or its agent shall also put back the Business to its former condition if any damage at its cost is occasioned by the inspection and acknowledge that any inspection of the Business shall be visual only.

We hereby agree that all inquiries and communications shall be directed to the Vendor's agent only and no contact will be made with the Vendor or any tenants or contractors of the Business.

Neither the Vendor nor any of its respective officers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Information. Analysis and verification of the Information is solely the responsibility of the potential purchaser. Other than as expressly contemplated herein, there shall be no other agreement or obligations on the part of any party unless a binding purchase and sale agreement is executed between the Vendor and the purchaser, each in their sole and unfettered discretion. The Vendor reserves the right to terminate negotiations with any party, to modify data without disclosing any reason therefor or withdraw the Business from the market at any time.

In the event that the discussions concerning the possible acquisition of the Business are terminated, we agree to return all information provided to us and any copies made hereof. We also agree not to use the information provided in any way detrimental to the Vendor and/or their affiliates.

All of the obligations in this Agreement shall survive this Agreement.

This will confirm our agreement to comply with the conditions stated above.

(Please print clearly)

Signature: _____ Phone: _____

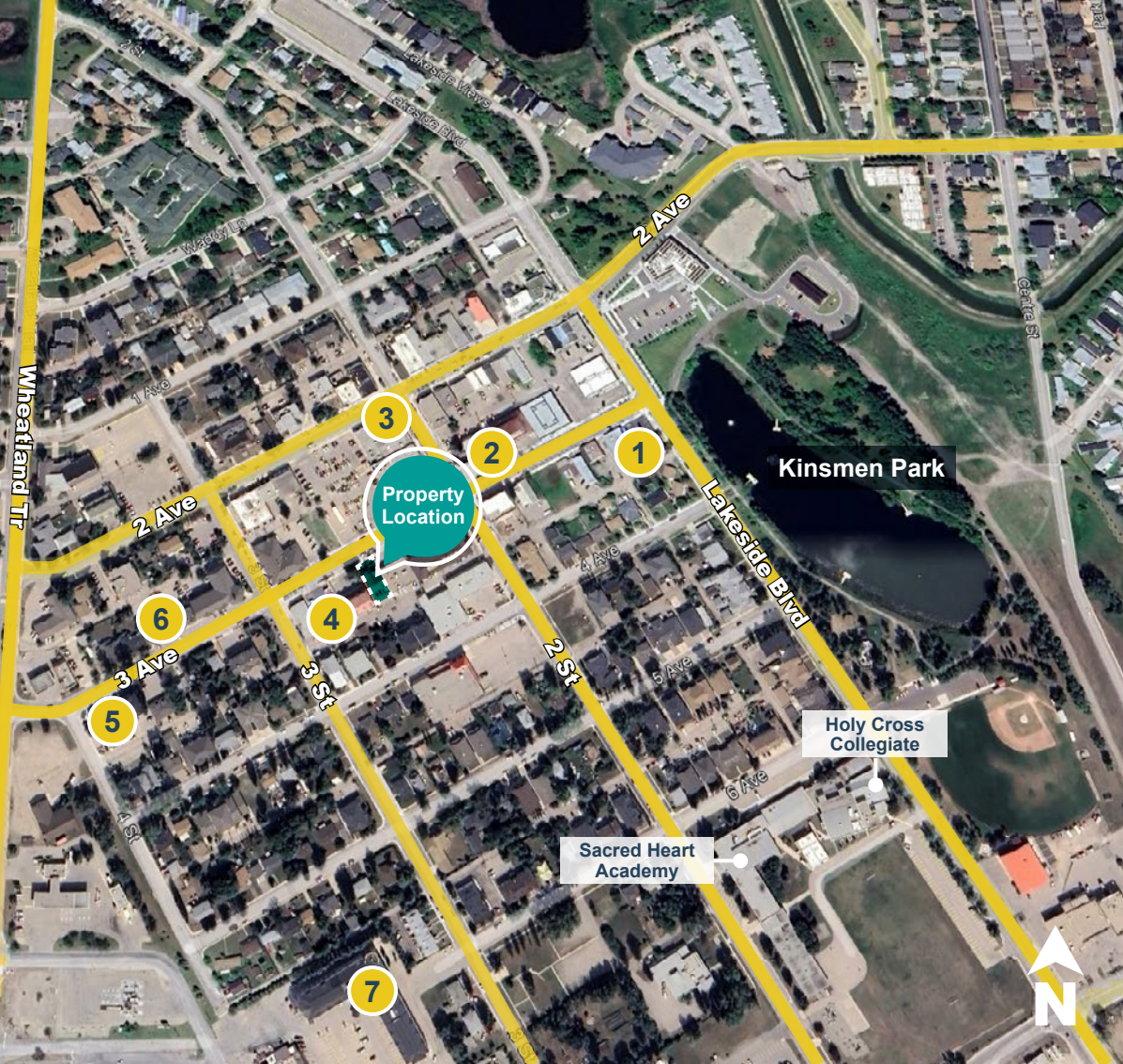
Company: _____ Email: _____

Name: _____



View in
Google Maps

1. **PJ'S DINER**
2. 
3. **King Palace Chinese**
4. **GOLDKEY REGISTRY**
5. 
6. 
7. 



Thank you for your interest!

For More Info.

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Randy Wiens

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