

FOR SALE

**5152 2 Street SE
5151 3 Street SE
339 50 Avenue SE
CALGARY, ALBERTA**

MANCHESTER INDUSTRIAL PORTFOLIO

OFFICE & INDUSTRIAL LAND ASSETS FOR SALE

5152 2 Street SE may be sold independently of the other assets,
subject to transaction metrics.

Review date; Vendor will review submissions after
July 26/2023.

CUSHMAN & WAKEFIELD ULC
Bow Valley Square IV
250 6th Avenue SW, Suite 2400
Calgary, AB, T2P 3H7
cushmanwakefield.com

Office & Industrial Land Assets

Opportunity Highlights

On behalf of the Vendor, Imperial Oil Limited (Imperial), Cushman & Wakefield ULC ("Cushman & Wakefield") is pleased to offer the opportunity to acquire a 100% freehold interest in a 3.29-acre parcel of industrial development land and two office assets located in Calgary's Manchester Industrial area.

Located mid-block on the eastern side of 2 Street SE, the 3.29-acre of vacant industrial development land is regular shaped and generally level. The site offers very good access to major roadways such as Blackfoot Trail SE and Macleod Trail SW. The subject site is zoned I-G allowing for a wide range of uses.

The single-story office asset is located at 5151 3 Street SE, mid-block on 3 Street SE backing onto the aforementioned industrial development land parcel. The building stands on a 1.64-acre parcel of land and offers a parking ratio of 4.26 stalls per 1,000 sf. The asset has a net rentable area of 21,600 sf and is currently zoned I-G.

The second office asset is located at 339 50 Avenue SE on the southwest corner of 3 Street SE and 50 Avenue SE. This two-story building has a net rentable area of 51,296 sf and stands on a 2.02-acre lot. This building is currently 30% leased and has a parking ratio of 1.79 stalls per 1,000 sf.

Vendor may be willing to dispose of the two office assets as one package separate from the land parcel.

Industrial Development Land



5152 2 STREET SE

Property Highlights

Legal Address:	Block 6; Plan 9010067
Street Address:	5152 2 Street SE
Site Size:	3.29 acres
Land Use:	I-G, Industrial General
FAR:	1.0
Asking Price:	Market

Comments

- Regular shaped, mid-block, flat lot.
- Purchaser will be responsible for any civic infrastructure upgrades necessary.
- Access to public transit in the vicinity.
- Good access to Blackfoot Trail SE and Macleod Trail SW.
- Various amenities available in the vicinity.



5152 2 STREET SE ENVIRONMENTAL STATUS

The Vendor has conducted on-site environmental work. Upon prospective purchasers executing a Confidentiality Agreement, the Vendor will provide access to a “Confidential Data Room”, which will contain, among other documents, relevant environmental reports and the Vendor’s standard form Offer to Purchase (OTP). The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of the information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting a Letter of Intent. The property will be sold as an “as is, where is” basis. The Vendor will not be completing any further environmental assessment work or providing a remediation certificate for the property prior to closing.



Single-story Office Building

5151 3 STREET SE

Property Highlights

Legal Address:	Block 17; Plan 9010067
Street Address:	5151 3 Street SE
Site Size:	1.64 acres
Building Size	21,600 sf
Land Use:	I-G, Industrial General
Year Built:	1972
Asking Price:	Market

Comments

- Steel frame construction.
- Site coverage ratio of 30.2%.
- Various retail amenities in the vicinity.
- Paved parking and access areas with basic landscaping.
- Parking access off of 3rd Street SE.



5151 3 STREET SE ENVIRONMENTAL STATUS

The Vendor has conducted on-site environmental work. Upon prospective purchasers executing a Confidentiality Agreement, the Vendor will provide access to a “Confidential Data Room”, which will contain, among other documents, relevant environmental reports and the Vendor’s standard form Offer to Purchase (OTP). The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of the information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting a Letter of Intent. The property will be sold as an “as is, where is” basis. The Vendor will not be completing any further environmental assessment work or providing a remediation certificate for the property prior to closing.

FOR SALE

Manchester Industrial Portfolio



Two-story Office Building

339 50 Avenue SE

Property Highlights

Legal Address:	Block 17; Plan 9010067
Street Address:	339 50 Avenue SE
Site Size:	2.02 acres
Building Size	51,296 sf
Land Use:	I-G, Industrial General
Year Built:	1954
Year Renovated:	1977
Asking Price:	Market



Comments

- Class C office building.
- The main floor of 31,404 sf can adequately accommodate a wide range of tenant size requirements.
- Good natural light throughout the building.
- Designated laboratory space within the building.
- Parking access off of 3rd Street SE.

OFFERING PROCESS

The Vendor, Imperial Oil Limited (Imperial), will consider the submission of EOI's on Imperial's standard form, a copy of which will be provided to qualified Purchasers. Interested parties shall submit the EOI on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor's standard OTP.

CA/DATAROOM

Upon execution of the Vendor's standard CA, access to an online dataroom will be provided, encompassing relevant site status reports, building details and other relevant information.