

14,617 SQ. FT. ON 3.67 ACRES



# EASTLAKE COMMONS

10810, 10822 & 10834  
50 Street SE

Calgary, AB

Class-A, Multitenant  
Investment Opportunity  
with Development  
Potential in the Eastlake  
Industrial Park



**ZACK DARRAGH**  
Vice President  
Industrial Sales & Leasing  
D: 403 261 1120  
C: 587 437 2595  
zack.darragh@cushwake.com

**JORDAN LEBLANC**  
Associate Vice President  
Industrial Sales & Leasing  
D: 403 261 1166  
C: 403 660 5141  
jordan.leblanc@cushwake.com

**JONATHAN GHERON**  
Associate Vice President  
Retail Sales & Leasing  
D: 403 261 1156  
C: 403 999 8745  
jonathan.gheron@cushwake.com

# THE OPPORTUNITY

On behalf of our client, the C&W Industrial Advisory Group (“C&W”) is pleased to market for sale a 100% freehold interest in 10810, 10822, and 10834 - 50<sup>th</sup> Street SE, Calgary, Alberta (the “Property”), an A-Class, multi-tenanted industrial/retail complex located in Eastlake Industrial Park.

The Property presents a purchaser the opportunity to acquire a highly coveted and thought-after asset leased to investment-grade tenancies. The Property also provides an opportunity for further development of an additional rentable area with 1.92 acres of I-C zoned land with direct exposure along 52<sup>nd</sup> Street SE (21,000 VPD) located on the eastern portion of the Property.

This three (3) building complex includes 14,617 sq. ft. of existing rentable area all located within Eastlake Industrial Park. Eastlake Industrial Park is one of Calgary’s most in-demand industrial park with a newly built master plan attracting a variety of quality tenants to the area. The Property also features very little competing quick-service food complex in the area making it an extremely unique offering.



# OFFERING PROCESS

Offer to be delivered to the following address:

Cushman & Wakefield ULC  
Suite 2400, 250 - 6th Avenue SW  
Calgary, AB T2P 3H7

Attention:  
Zack Darragh  
zack.darragh@cushwake.com

Jordan LeBlanc  
jordan.leblanc@cushwake.com

Offers to be reviewed by the Vendor as received.

The Vendor reserves the right to negotiate with the prospective purchaser(s) who they deem the most attractive in their sole and absolute discretion. The Vendor is not obligated to accept any Offers and reserves the right to reject any or all Offers received.

The Vendor, at any time prior to entering into an agreement, may request additional information from prospective purchasers. Failure to provide such information on a timely basis may result in the termination of discussions. The Vendor reserves the right to end the sale process in respect of the Property or to cease discussions with any and all purchasers at any time prior to accepting an Offer, without notice or liability.

This Offering Process is subject to change. Should the Vendor choose to make any changes, the Vendor and Cushman & Wakefield ULC will inform all interested parties of such changes.

## **DATA ROOM**

Additional property due diligence information has been included in Cushman & Wakefield's data room. Once prospective purchasers have executed a Confidentiality Agreement, they will be granted access to the data room.

# PROPERTY SUMMARY

<b>Municipal Address:</b>	10810, 10822, & 10834 - 50 Street SE
<b>Legal Address:</b>	Plan 0714070, Block 17, Lot 2
<b>Site Size:</b>	3.67 acres
<b>Total Rentable Area:</b>	14,617 sq. ft.
<b>Total Leased Area:</b>	12,547 sq. ft.
<b>Zoning:</b>	I-C (Industrial Commercial)
<b>Year Built:</b>	2013/2014
<b>Property Taxes:</b>	\$204,307.54 (2024)
<b>Site Coverage Ratio:</b>	9%
<b>Development Land:</b>	1.92 acres (utility connection in place)
<b>Additional Buildable:</b>	20,909 sq. ft. (based on a 25% SCR)
<b>WALT:</b>	6 years, 1 month
<b>Current NOI:</b>	\$498,271
<b>Potential NOI:</b>	\$577,695
<b>Asking Price:</b>	Market

## PROPERTY HIGHLIGHTS



**Highly coveted & sought-after Tenancies: Investment quality**



**Low site coverage with excellent development opportunity**



**Healthy income with very strong rental rates**



**Long-term leases in place with attractive renewal terms**



**Unique industrial commercial zoning rare to established business park**



**Incredible exposure along 52<sup>nd</sup> Street SE with pylon signage opportunities**

# TENANT OVERVIEW

*Tim Hortons*

Tim Horton's is a multinational restaurant chain based in Canada with headquarters in Toronto. It is Canada's largest quick service restaurant chain, with 5,701 restaurants in 13 countries.

**MR. LUBE**

Mr. Lube is a Canadian chain of automotive service centers, specializing in oil changes and other scheduled maintenance. It was founded in 1976 and is the largest quick oil chain in Canada.

**SUBWAY**

Subway is an American multinational fast food restaurant franchise that specializes in submarine sandwiches and wraps. Subway is the largest single brand restaurant chain and largest restaurant operator in the world.

**Quesada**  
BURRITOS & TACOS

Quesada is a Canadian food chain founded in 2004 specializing in burritos and other Mexican cuisine with 175 restaurants across Canada.

*Tikkaway*  
INDIAN CUISINE & PIZZA

Tikkaway is a Calgary based Indian cuisine and pizza restaurant specializing in fast food and takeaway.

**W** **WHOLE  
CELLARS**  
taste the difference

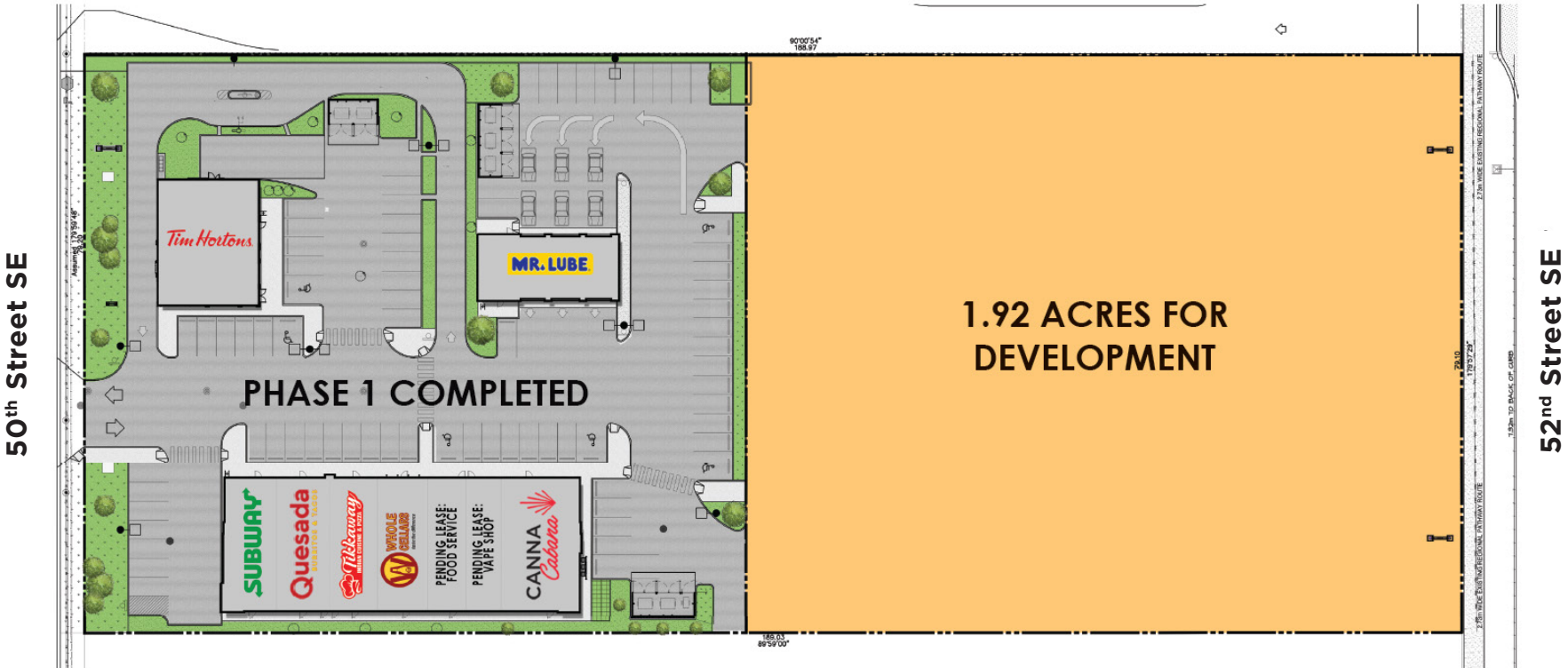
Whole Cellars is a Calgary based beer, wine and spirits store with online delivery services.

**CANNA**  
*Cabana*

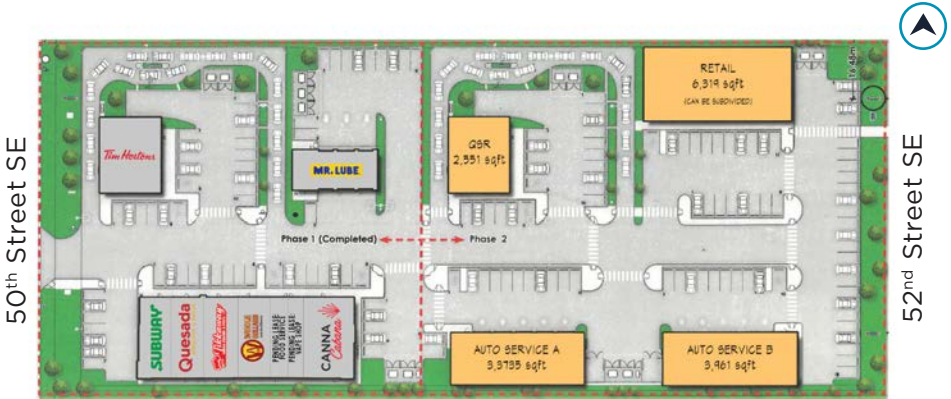
Canna Cabana is Canada's #1 retail store for cannabis, extracts, oils, edibles and accessories with 160+ stores across Canada.



# SITE PLAN



# CONCEPTUAL SITE PLANS



OPTION #1



OPTION #2



OPTION #3

# LOCATION OVERVIEW

Eastlake Commons is a well located in Calgary's southeast Eastlake Industrial Park, and in close proximity to an abundance of businesses and key transportation node in the greater Foothills Industrial Area.

Eastlake Industrial Park is a relatively new developed industrial park with a strong presence focused on quality and established businesses.

## APPROXIMATE DRIVE TIMES

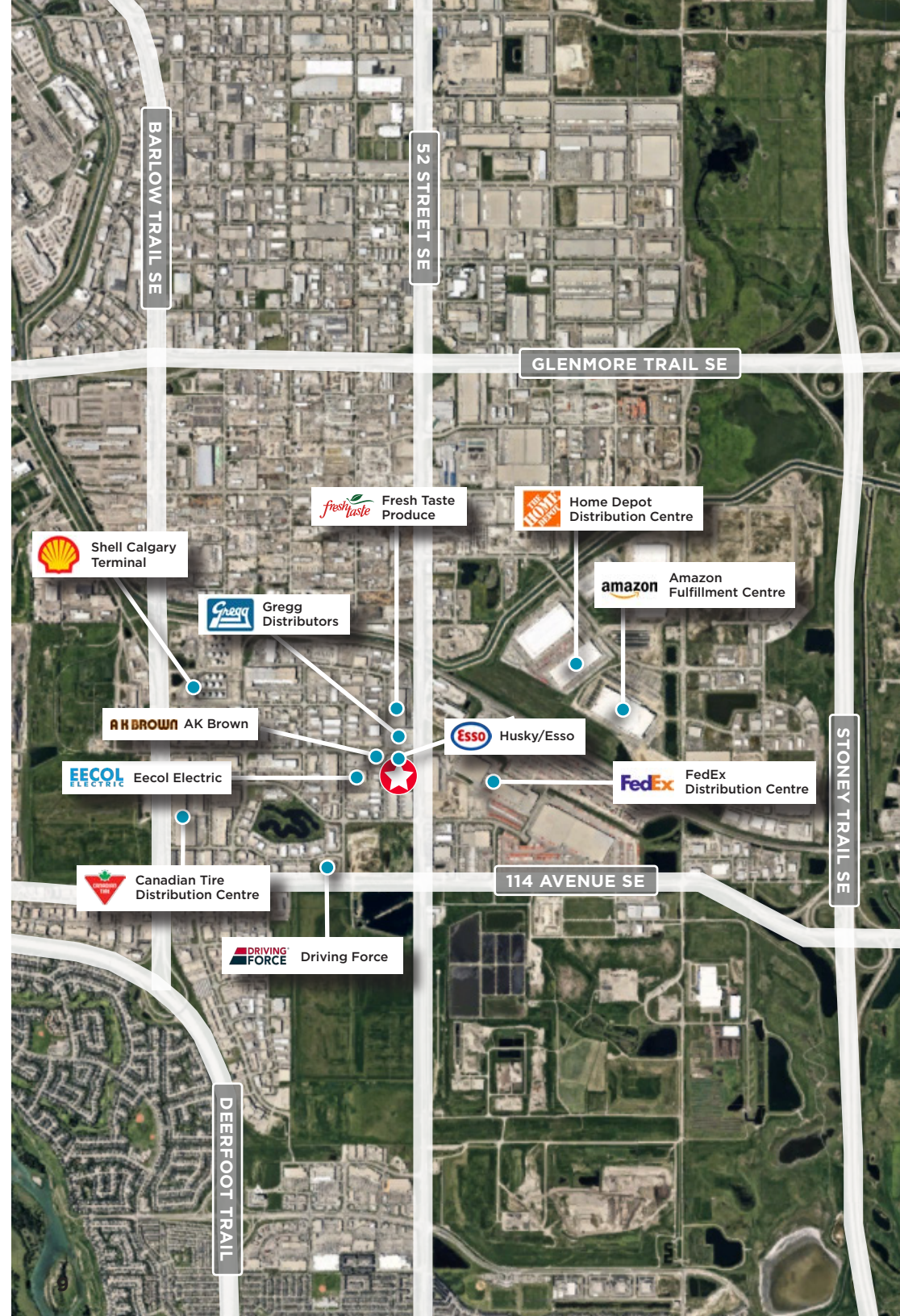
Deerfoot Trail - 5 minutes

Stoney Trail - 5 minutes

Glenmore Trail - 5 minutes

Downtown Calgary - 20 minutes

Calgary International Airport - 25 minutes









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D: 403 261 1156  
C: 403 999 8745  
jonathan.gheron@cushwake.com

**BRAD PILLING**

Vice President  
Industrial Sales & Leasing  
D: 403 261 1121  
C: 403 880 1419  
brad.pilling@cushwake.com

**BRENT JOHANNESSEN**

Vice President  
Industrial Sales & Leasing  
D: 403 261 1116  
C: 403 589 8600  
brent.johannesen@cushwake.com

**SAM HURL**

Associate  
Industrial Sales & Leasing  
D: 403 261 1115  
C: 403 630 7215  
sam.hurl@cushwake.com