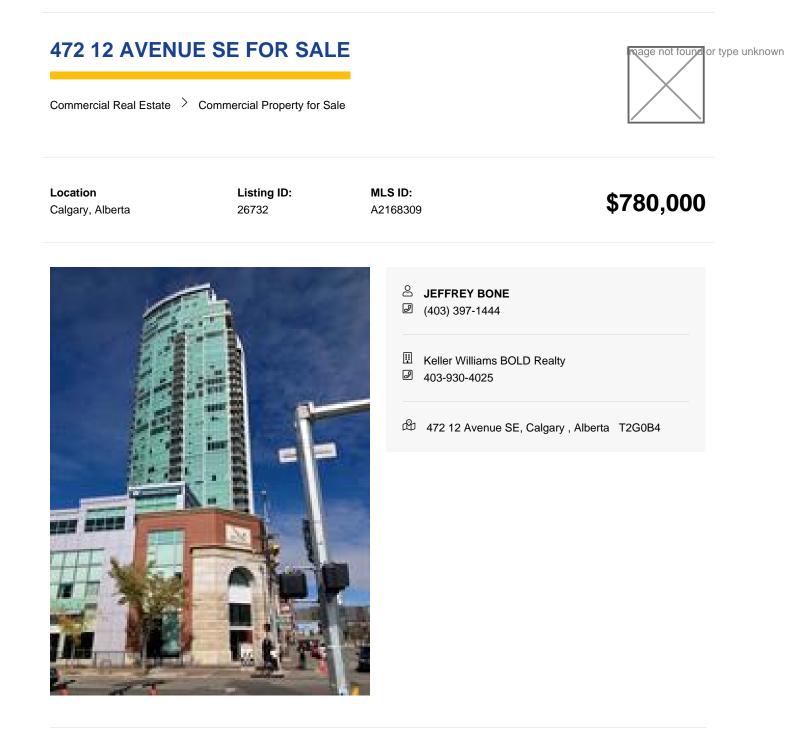


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Transaction Type For Sale	Title Fee Simple	Days On Market 127
Zoning	Subdivision	Year Built
DC (Pre 1P2007)	Beltline	2007
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Retail
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
1014767;1	1309.00	121.61
Roof	Foundation	Inclusions
Flat	Poured Concrete	Air moving attached equipment
Restrictions	Demoste	

Reports

Leases

Easement Registered On Title,Lease

Restriction, Restrictive Covenant

Excellent commercial investment opportunity in the prestigious Arriva Podium building. Get into this lucrative market with Stampede Park's expanding events centre including the new hockey arena expected to be finished in 2027. This 1,309 square foot retail bay is located on 12th avenue directly across from the coming Stampede Park Hotel with 220 rooms. This turn key triple net investment has been leased to the same tenant since 2009. The tenant pays condo fees (Operating Costs), municipal taxes and utilities. The current 5 year lease is in place until 2027. Strategically located on 12th Avenue SE there will be ever growing pedestrian and vehicle traffic flowing into this developing area. Currently there are 620 residential units in the adjacent Guardian Towers and 164 residential in the Arriva Tower. Three titled indoor parking stalls (17,18,19) are included.

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