



Tull Business Park 52 St SE at 72 Ave SE

Investment Sale



Commercial Real Estate Services

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# ABOUT

## Commercial Investment Offering Tull Business Park 52 St SE at 72 Ave SE

### The Offering

The Tull Business Park, located in the centre of the Foothills Industrial Park, is comprised of 3 buildings totaling 112,991 square feet of net rentable area on 7.1 acres of fully paved and landscaped land.

I-G and I-C zoned, Tull Business Park has ample parking, close to amenities and bus routes.

Building	Rentable Area	Year built
1	76,689 sq. ft.	2006
2	12,160 sq. ft.	2013
3	16,660 sq. ft.	2013



**Building 1 5342 - 72 Av SE**

### Investment Highlights

#### Income Growth:

The lease expiration profile, though diverse, offers attractive income growth. The average net rent of the properties is currently at market value.

#### Diverse Tenant Mix:

The properties have delivered a reliable cash flow from the collection of tenants. Many of the tenants have been located on the premises from multiple renewals. The properties appeal to a broad range of tenants resulting in high level of retention.

#### Higher Replacement Costs:

The replacement costs for industrial/commercial office warehouse buildings is well above the price at which these assets can be acquired.



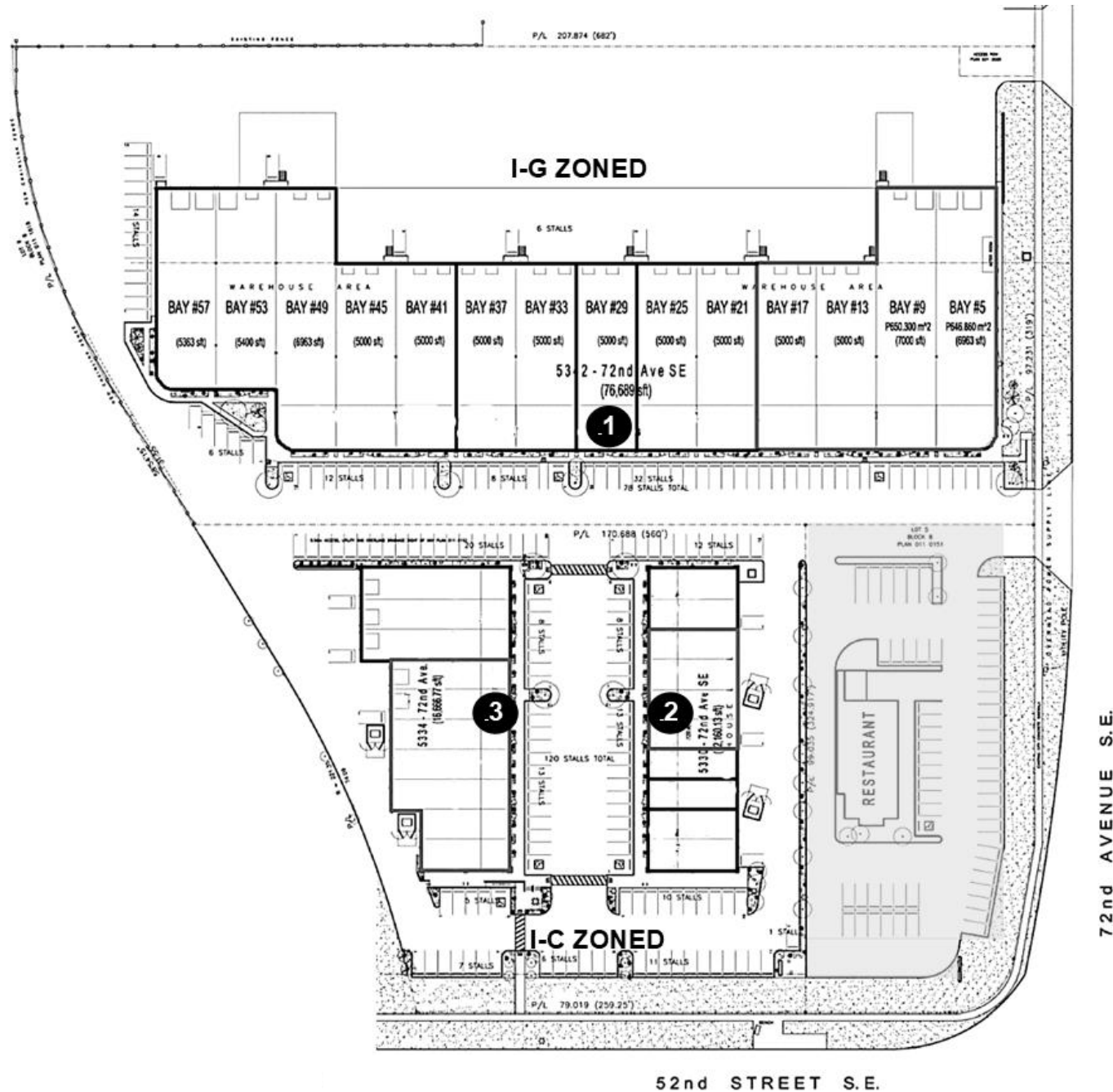
**Building 2 5330 - 72 Av SE**



**Building 3 5334 - 72 Av SE**

# Tull Business Park 52 St SE at 72 Ave SE

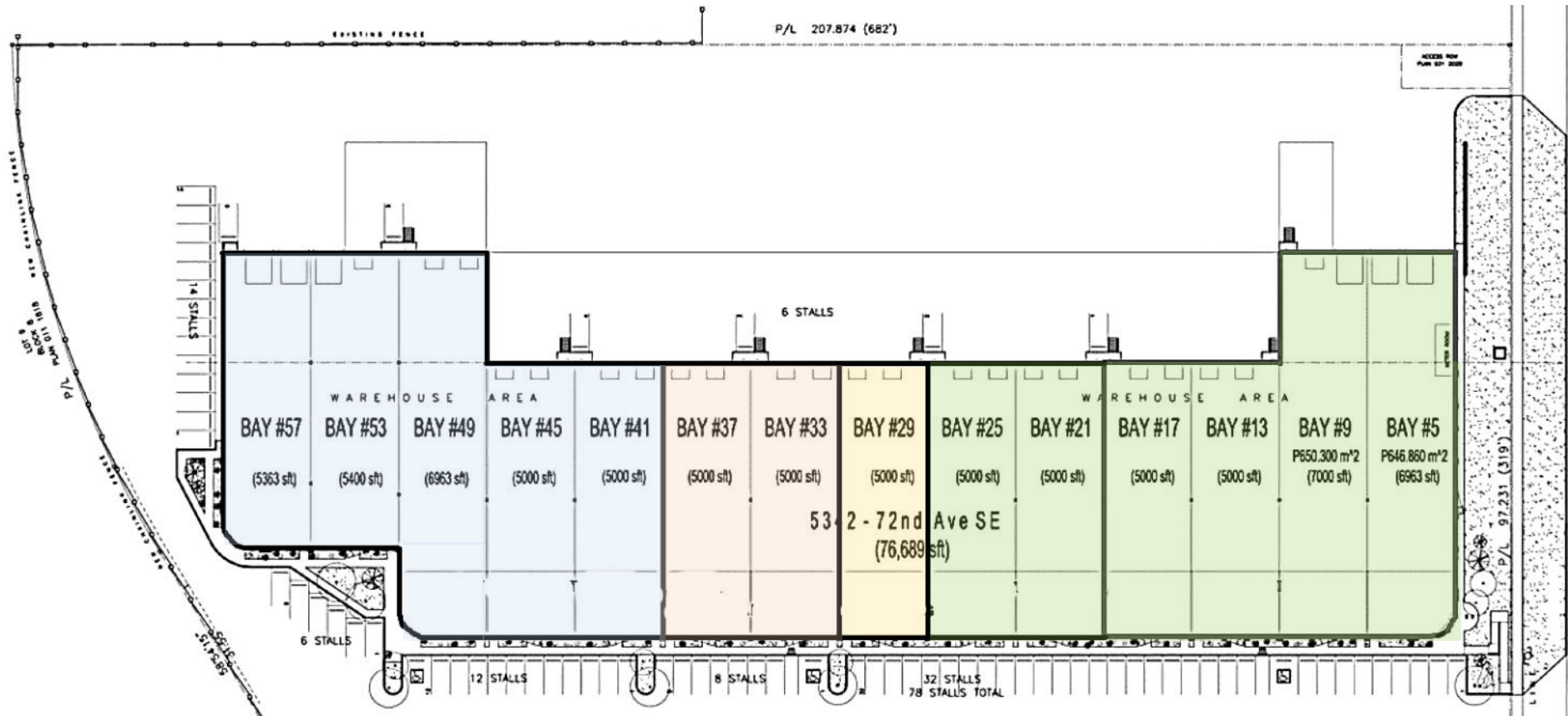
## SITE PLAN



**Building 1 5342 - 72 Ave SE**

**76,689 sq. ft.**

**I-G Zoned**

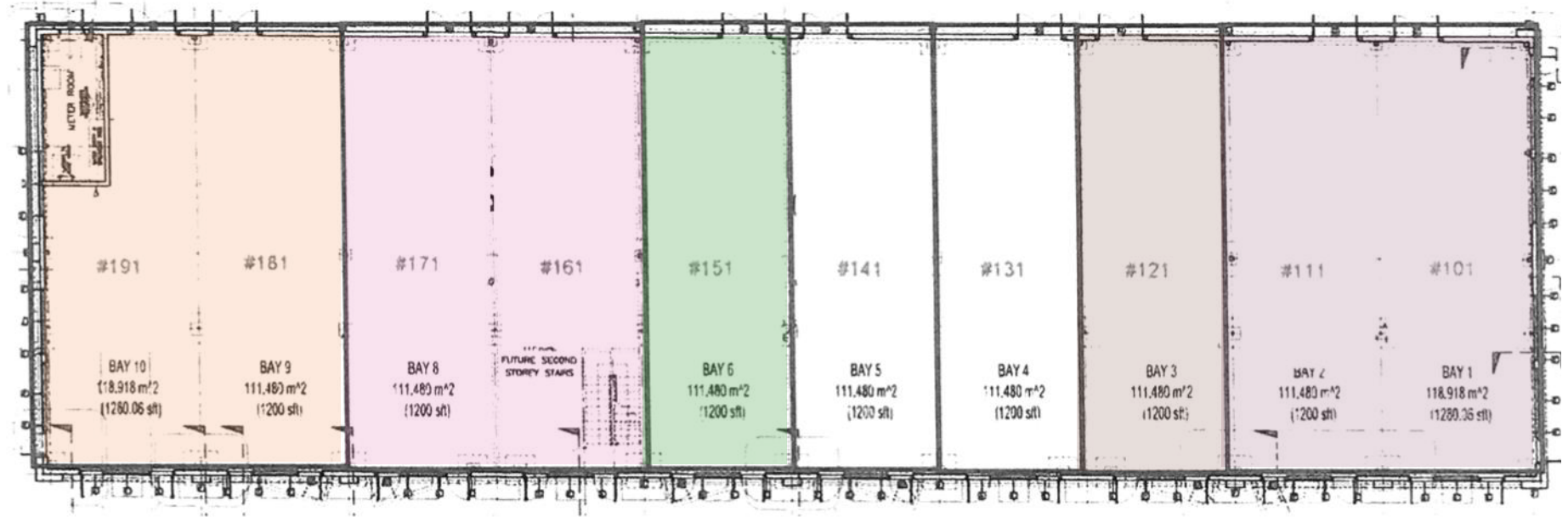




**Building 2 5330 - 72 Ave SE**

**12,160 sq. ft.**

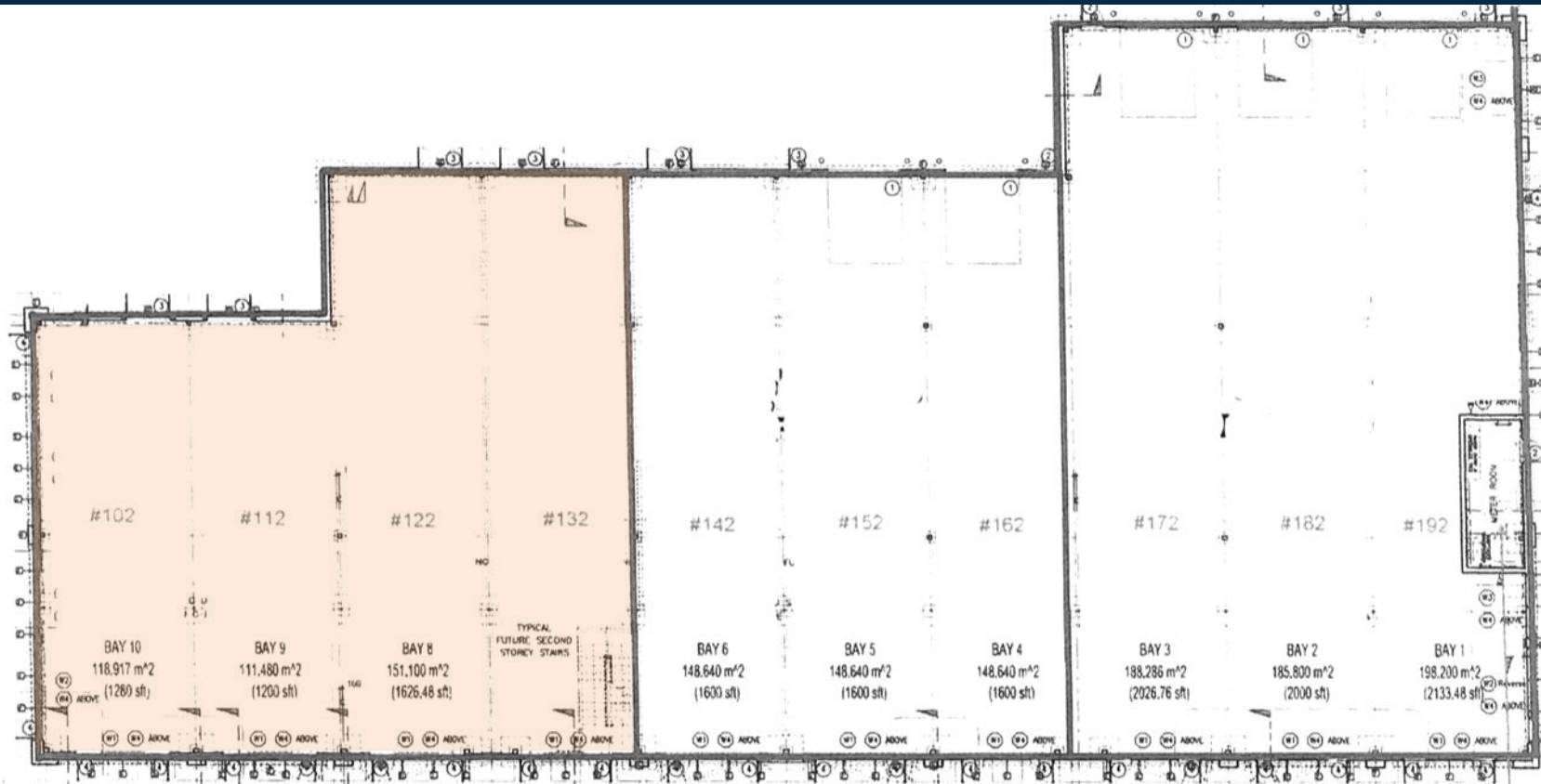
**I-C Zoned**



**Building 3 5334 - 72 Av SE**

**16,666 sq. ft.**

**I-C Zoned**





# Tull Business Park 52 St SE at 72 Ave SE

## PROCESS

### Offering Process and Guidelines

A detailed Investment Package regarding the properties is available to interested parties upon execution of a Confidentiality Agreement.

Interested parties are encouraged to complete their pre-offer due diligence on the properties. Target will make available to prospective purchasers current and valid environmental reports, baseline property condition assessments, floor plans and measurements, rent rolls, leases, real property reports and financial reports for the properties, along with additional pertinent information.

The information provided has been gathered from professional sources deemed reliable but is not warranted as such and does not form any part of any future contract.

This offering may be altered or withdrawn at anytime, without notice.

There is no published asking price for this property

**The closing date for submission of offers September 22, 2020.**

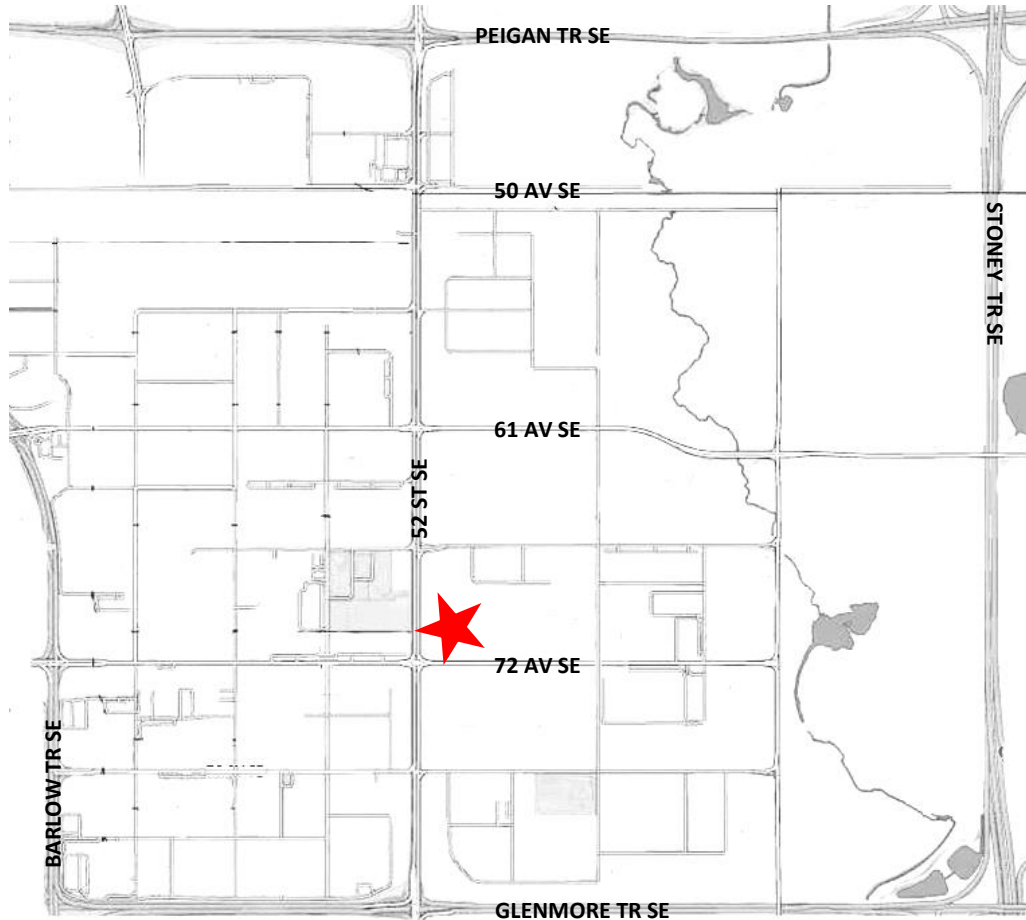
The properties are sold “as is”, no warranties or guarantees apply. All sales are subject to the current owner’s right to accept or reject any offers at anytime.

Please email Confidentiality Agreement and Offers to: [louise@target-realty.com](mailto:louise@target-realty.com)



## Tull Business Park 52 St SE at 72 Ave SE

### MAP



- Exposure to 31,000 vehicles per day along 52 Street SE
- High volume of daytime traffic due to the surrounding South Industrial District, which is home to approximately 1,200 businesses which specialize in distribution and fabrication
- Adjacent to the Subway Soccer Centre (over 1.5 million people visit the facility annually. The Soccer Centre averages 4,000 admissions each weekday with 15,000 on weekends, and over 20,000 on tournament weekends)
- Some neighboring tenants: McDonald's A&W, Edo, Tim Horton's, Mac's, Subway, Money Mart



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