

SOLD - APRIL 2022



# 1124 5TH AVENUE NW

## THE VIC - Investment Opportunity

### 79 Luxury Units Rental Apartment Building

### Superb Inner-City Location

Just steps away from Sunnyside LRT (Light Rail Transit System) station, offering luxury urban living within 15-minute walk to Calgary's Business Core.

Nested in a quiet and upscale community of Kensington, the VIC has spectacular downtown views and boasts a short walk to the Safeway Kensington shopping and a variety of restaurants and places of interest.

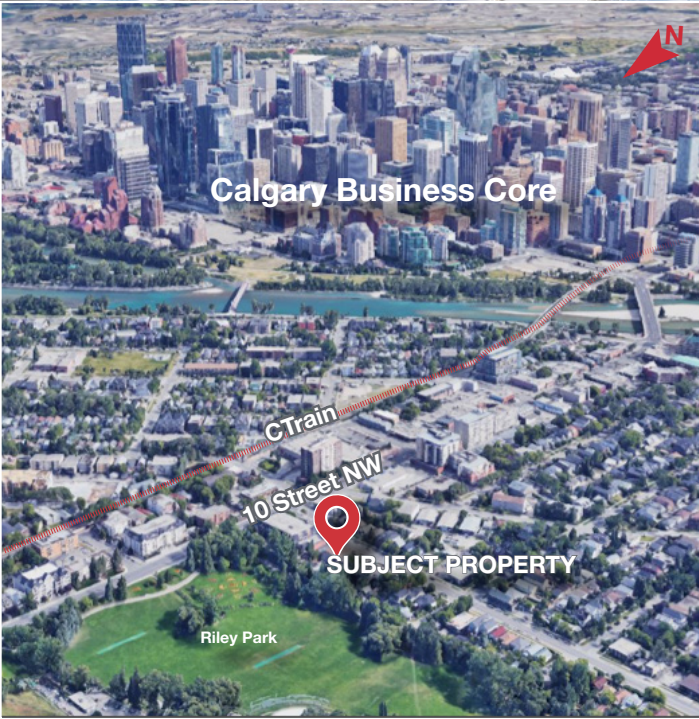




EXECUTIVE SUMMARY

PROPERTY INFORMATION

- Located in the desirable community of Hillhurst
- One block to trendy “Kensington Village”
- [www.kensingtonnyc.com](http://www.kensingtonnyc.com)
- In close proximity to Safeway, Sunnyside LRT Station, and SAIT and various retail and recreational amenities
- Property backs onto Riley Park (22 Acres)
- Just minutes from Calgary’s Business Core
- High quality building amenities including Penthouse Lounge, Rooftop Patio, Full service fitness centre with exercise yard and many more.
- Units feature 9-10 ft ceilings, Stainless-steel Samsung® appliances, Sleek quartz countertops, Durable LVT flooring.



THE LOCATION & ACCESSIBILITY

2 MIN WALK  
SAFEWAY

8 MIN WALK  
SAIT

15 MIN WALK  
Calgary  
Business  
Core

3 MIN WALK  
SUNNYSIDE  
LRT (Train  
Station)

PROJECT DETAILS

MUNICIPAL ADDRESS

1124 5 Avenue NW Calgary, Alberta

SITE SIZE:	26,231 SF
# UNITS:	79
# FLOORS:	6
ZONING:	DC Multi-Residential
GROSS INCOME:	\$2,206,246
RENTAL RATES:	\$2.79 PSF
NET INCOME:	\$1,675,218
OFFERING PRICE:	\$38,800,000
SOLD PRICE:	\$36,800,000



# HILLHURST - CALGARY, ALBERTA



## AMENITIES MAP

	Bikeway
	Pathway
	LRT
	Shops & Restaurants

## CONTACT US

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