

For Sale | 35-Unit Apartment Building

2320 5 Street SW | Calgary, Alberta

THE OFFERING

Welcome to "The Beverly" - a prime investment opportunity in one of Calgary's most sought-after neighborhoods, the Mission district. This exclusive apartment building promises to be a lucrative venture for discerning investors looking to capitalize on the growing real estate market in Calgary, Alberta. With its strategic location, top-notch amenities, and strong rental demand, The Beverly is poised to deliver impressive returns and long-term value to its stakeholders.

35
Rental
Apartments

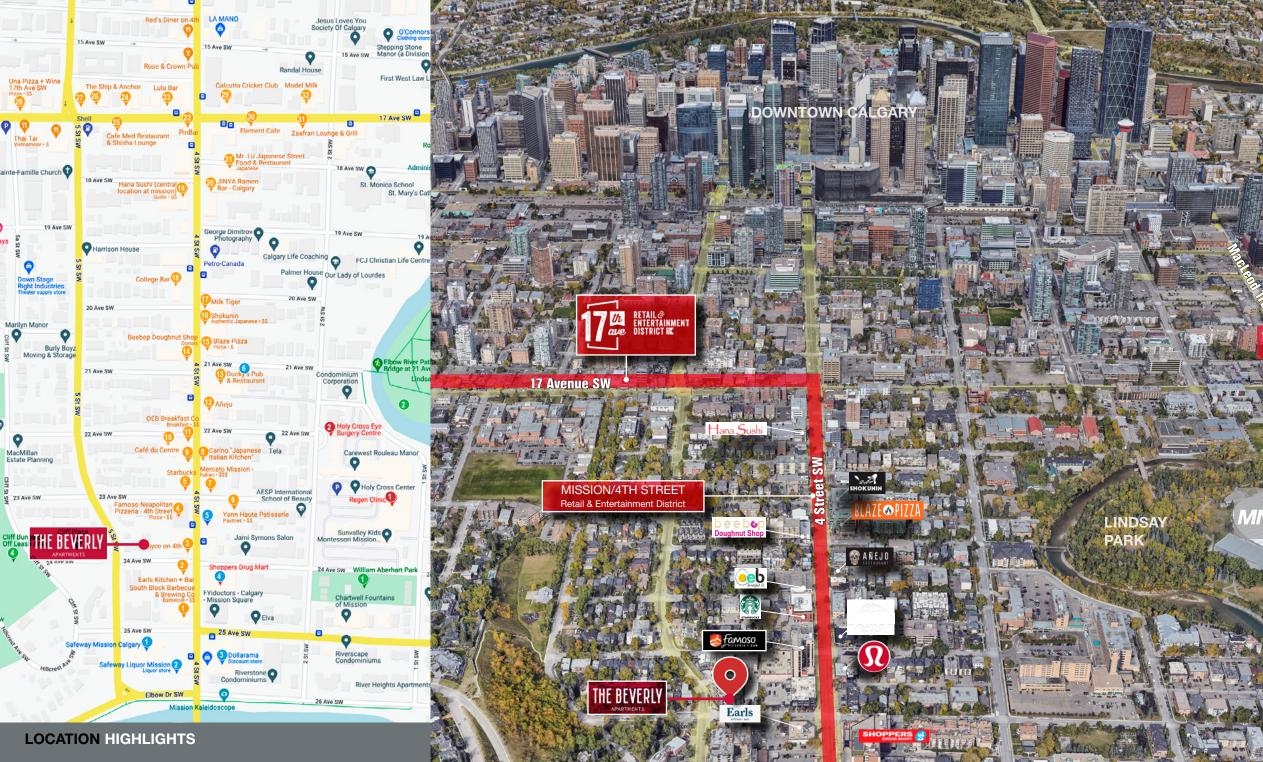
654 SF
Average
suite
size

20 Underground Parking Stalls

100% Current Occupancy \$665,910 Net Operating income

PROPERTY DETAILS

Property Type	Apartment Building
Unit Mix	Studio, 1-BR & 2BR
Year Built	2021
Price	\$15,500,000



- » Situated in the trendy Mission district of Calgary. One block from 4th Street SW, known as Calgary's Restaurant Row, featuring over 35 restaurants from countries all over the world.
- » The neighborhood is known for its diverse mix of residential and commercial spaces, including single-family homes, apartments, trendy shops and restaurants and various independently owned businesses
- » Short walk to 17th Ave Retail & Entertainment District.
- » High-income tenant demographic.
- » Steps from the Elbow River, Lindsay Park and MNP Community &
- » Surrounding amenities include various restaurants, pubs, fitness studios, shops, and banks.

Food, Drinks & Market

- 1. Earls Kitchen + Bar
- La Boulangerie Bakery Cafe
 Joyce on 4th
- 4. Famoso Neapolitan Pizzeria
- 5. Starbucks
- 6. Yann Haute Patisserie
- Mercato Mission
- Carino "Japanese Italian Kitchen"
- 9. Phil & Sebastian Coffee Roasters

- 10. Café du Centre
- OEB Breakfast Co.
- 12. Anejo Restaurant Mexican Eats
- 13. Ducky's Pub & Restaurant14. Beebop Doughnut Shop
- 15. Blaze Pizza
- 16. Shokunin Authentic Japanese
- 17. Milk Tiger Restaurant
- 18. College Bar
- 19. Hana Sushi20. JINYA Ramen Bar

- 21. Mr. Lu Japanese Street Food & Restaurant
- 22. PinBar
- 23. Lulu Bar
- 24. Ship & Anchor
- 25. Cafe Med Restaurant & Shisha Lounge
- 26. National on 17th
- 27. Ricardo's Hideaway
- 28. Una Pizza + Wine 17th Ave SW
- 29. Calcutta Cricket Club
- 30. Element Cafe
- 31. Zaafran Lounge & Grill
- 32. Model Milk

Shopping

- Safeway
- Safeway Liquor
- . Dollarama
- Shoppers Drug Mart
- 5. lululemon
- PAWSitively Natural Pet Food
- & Supplies

Parks & Recreation

35-Unit Apartment Building

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NEW EVENT CENTRE

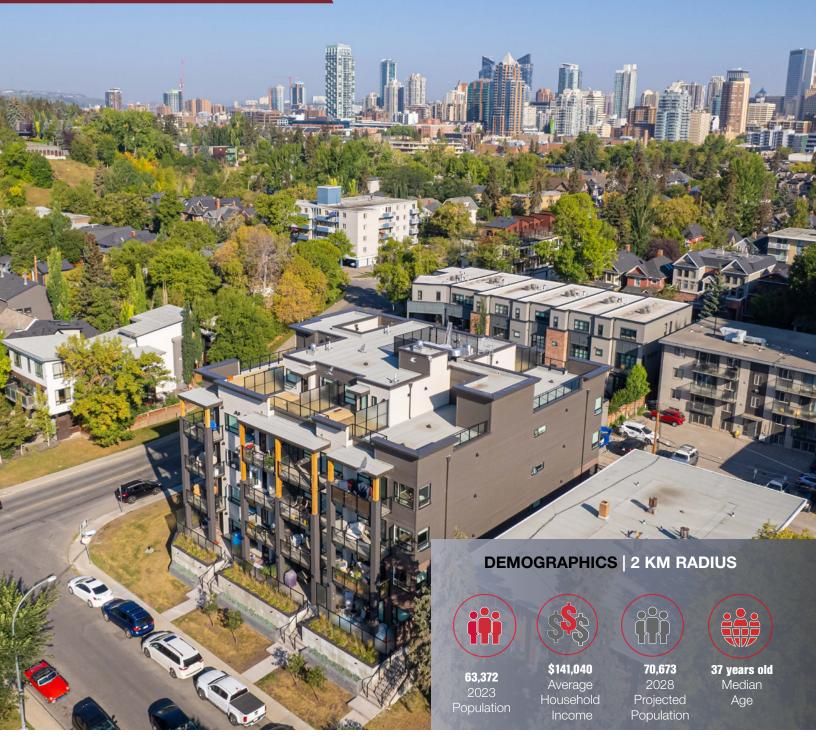
- 1. William Aberhart Park
- 2. Lindsay Park
- 3. Elbow Island Park
- 4. Cliff Bungalow Off Leash Area



- 1. Regen Clinic
- 2. Holy Cross Eye Surgery Centre

THE BEVERLY

APARTMENTS





Premier Location - surrounded by a wide array of shops, restaurants, cafes, and entertainment options. Residents enjoy easy access to the Elbow River pathways, the downtown core, and several parks, making it a highly desirable living location.



Upscale Living Spaces - offers a diverse range of luxurious and spacious apartments, catering to young professionals, families, and urban dwellers seeking a contemporary lifestyle. Thoughtfully designed, the units feature modern finishes, premium appliances, and large windows that provide ample natural light and stunning views of the cityscape.

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