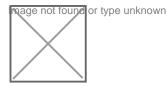


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

990 101 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 31168 MLS ID: A2235899

\$35,000,000



A DARYA PFUND

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990 101 Street SW, Calgary , Alberta T3H 3Z5

Transaction Type

For Sale

Subdivision

NONE

Property Type Commercial

Building Area (Sq. Ft.)

64450.00

Lot Size (Acres)

4.84

Reports

Audited Financial

Statements, Environmental Phase

1,Formal Lease,Incl. GST $\mbox{w/}$ Rebate to

Builder, Property Disclosure, Restricted

Covenants, RPR Without

Compliance, Surface Leases, Unaudited

Financial Stmnts

Days On Market

2

Year Built

2025

Property Sub Type

Warehouse

Building Area (Sq. M.)

5987.55

Inclusions

Office/bathroom fixtures

Zoning

DC

Structure Type

Other

Legal Plan

8810857

Lot Size (Sq. Ft.)

210974

Restrictions

Tree Preservation, Utility Right Of Way

For more information, please click Brochure button. A 4.87-acre self-storage development along the west corridor of the City of Calgary. The site, located at 990 101 Street SW, is a Class A drive-up outdoor storage facility that will be operated under the Otter Self Storage banner, and consists of 589 units and 65,150 square feet of leasable area. With an immediate trade area of over 60,000 residents, and no immediate potential competitors, Otter Self Storage is extremely well positioned in the marketplace. Additionally, annual incomes from the trade area average over potentially \$280,000 annually, acting as a catalyst for one of the deepest self-storage markets in the country. Estimated completion date October 21, 2025. Listing contains rendering photos.

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