



## 1426 23 Avenue Calgary Alberta

\$18,000,000

Wilderness Ridge offers a rare opportunity to acquire an institutional-quality, 24-unit purpose-built townhome community that is fully leased and backs directly onto Confederation Park, within Calgary's mature, inner-city Capitol Hill community. For REITs and institutional owners Wilderness Ridge can enhance a portfolio providing relative yield, liquidity, and durable rental demand fundamentals. Wilderness Ridge is positioned as a core-plus acquisition with in-place cash flow and the potential to enhance performance through rental optimization over time (see rent-to-market analysis / lease rollover profile). Newly completed in 2020, the Property has produced a stable operating history and out-performed occupancy and revenue expectations supported by its incredible park-side location, strong connectivity to Downtown, major transportation routes, post-secondary institutions (UofC and SAIT), and year-round outdoor recreation. The Property is being offered with attractive CMHC financing in place. Detailed APOD, plans and financial info available on request to qualified buyers. (id:6769)

Listing Presented By:



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