



SALE LEASEBACK OPPORTUNITY



**CUSHMAN &
WAKEFIELD**

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2720 - 7 Avenue NE Calgary, AB

INVESTMENT SUMMARY

SALE LEASEBACK OPPORTUNITY

Cushman & Wakefield ULC is pleased to present an opportunity to acquire a freestanding industrial building located at 2720 - 7 Avenue NE, Calgary, Alberta (the "Property"), offered with a leaseback to Bri-Chem Corp., a publicly traded North American wholesale distributor serving the energy industry.

The Property comprises approximately 17,626 square feet of distribution and warehouse space, complemented by a single-storey office component positioned at the front of the building. Situated on a prominent ± 1.18 acre corner site, the Property is zoned I-G (Industrial General) and centrally located in Calgary's established Meridian industrial area.

This offering presents investors with the opportunity to acquire a strategically located industrial asset secured by a leaseback to an established corporate tenant, providing stable cash flow and long-term occupancy in one of Calgary's premier industrial districts.



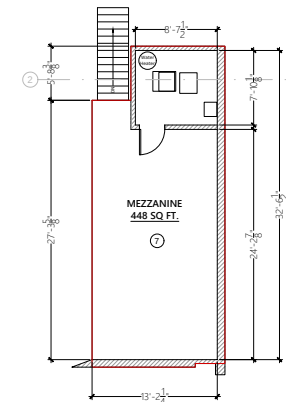
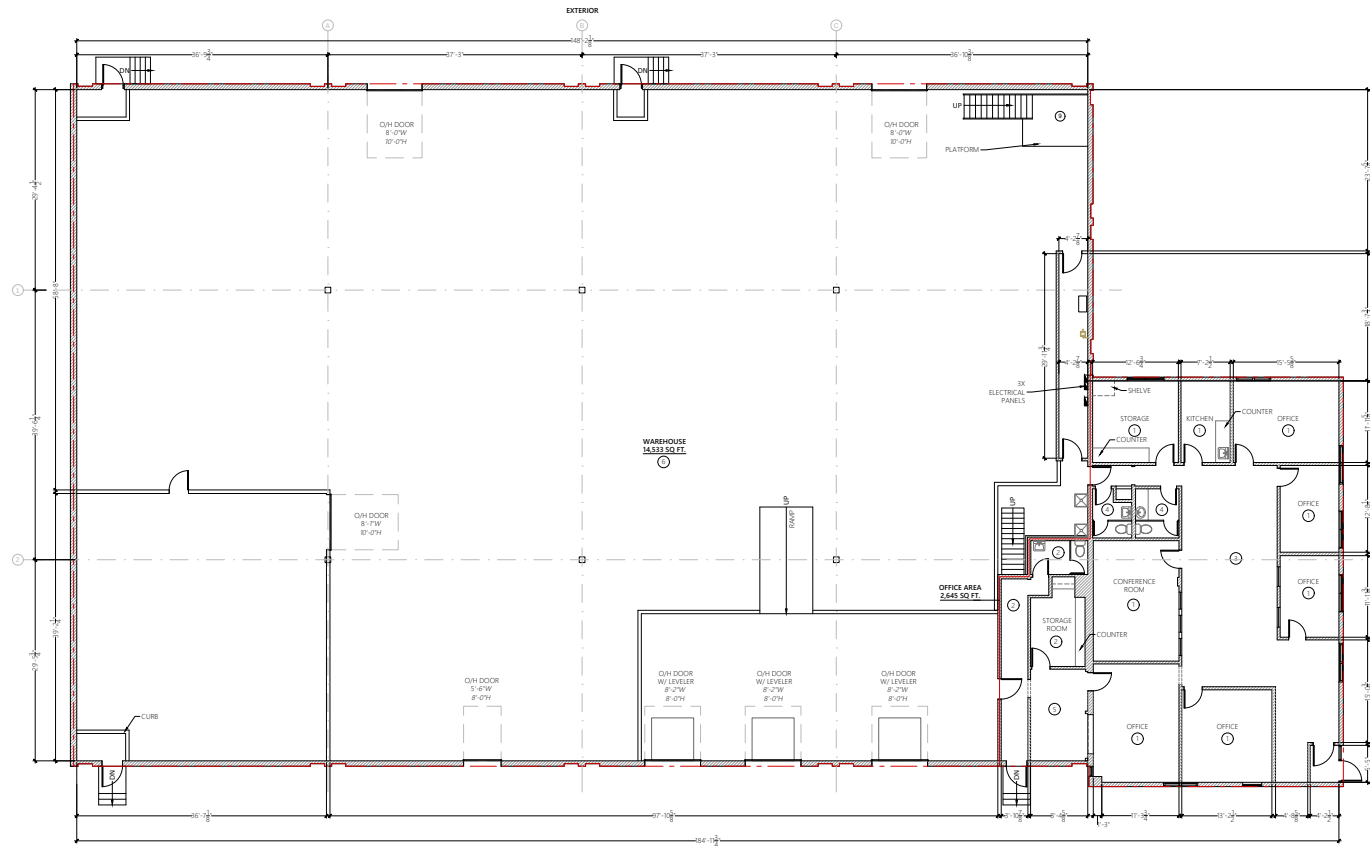
PROPERTY DETAILS

District:	Meridian Industrial
Legal Description:	Plan 0715881, Block 3, Lot 8
Zoning:	I-G (Industrial General)
Site Size:	± 1.18 acres
Total Building Area:	$\pm 17,626$ sf
Office Area:	$\pm 2,645$ sf
Warehouse Area:	$\pm 14,533$ sf
Bonus Mezzanine:	± 448 sf
Loading Doors:	3 (8'2"W x 8'H) dock doors
	1 (5'6"W x 8') courier height door
	2 (8'W x 10'H) doors facing decommissioned rail line
Ceiling Height:	16'8" clear (to underside of joist)

SALE PARTICULARS

Tenant:	Bri-Chem Corp.
Available:	Immediately with a 5 year leaseback and 3 x 5 year options to extend
Asking Price:	\$3,300,000
Property Taxes:	\$62,459.61 (2026)
NOI (Year 1):	\$246,764/annum (\$14.00 psf)
	The lease rate shall escalate by 2.5% annually

FLOOR PLAN



PROPERTY HIGHLIGHTS

- Freestanding building with fenced and paved yard
- Corner site with 3 access points
- Roof replaced in 2017
- Strong covenant tenant



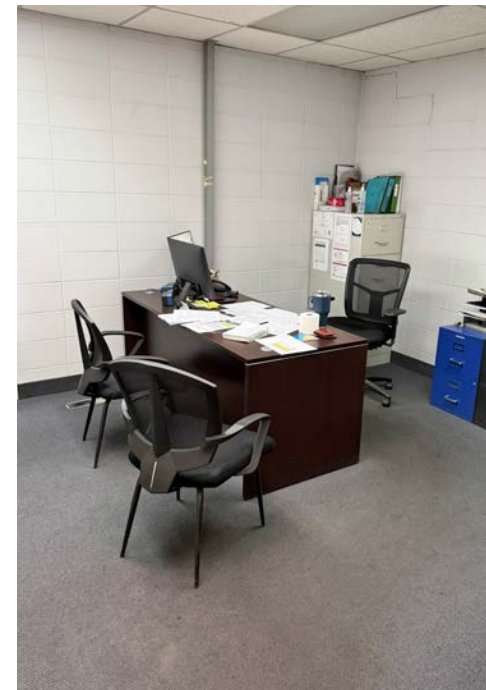
ABOUT THE TENANT

Bri-Chem Corp. is a publicly traded Canadian company and a leading North American distributor, blender, and packager of oilfield chemicals and drilling fluid products.

Founded in 1985, the company supplies drilling fluids, cementing and stimulation products, production chemicals, and custom blending and packaging services to the oil and gas industry.

Headquartered in Acheson, Alberta, Bri-Chem Corp. operates a network of strategically located warehouses across Canada and the United States, enabling it to provide reliable supply chain and logistics support to customers throughout North America.

For more information: www.brichem.com



MAP OF LOCATION



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