

For Sale

## Hextall Place

6404 - 6428 Bowness Road NW &  
6411 - 6415 Bow Crescent NW  
Calgary, Alberta

Bowness Road NW

Retail Property with 25 Residential Suites,  
Strong Income Fundamentals &  
Excess Land Development Potential

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# Hexall Place

On behalf of the Vendor, the Colliers Investment Sales Team is pleased to present Hexall Place for sale. The opportunity is to purchase a 100% freehold interest in a well-leased retail plaza with a Tim Horton's pad site, a second floor residential component (25 units) and a 0.56 acre parcel of excess land which is ideally positioned for a multi-family project. Hexall Place is the most prominent street-front retail plaza on the Bowness NW Commercial Corridor and features a synergistic mix of financial, medical and restaurant tenants as well as attractive income fundamentals with recent leasing momentum.

The property services Bowness as well as the surrounding Northwest Calgary neighborhoods, each of which feature attractive demographic profiles. It offers investors a stable and growing cash flow in a visible and highly accessible retail location on Bowness Road NW. The existing retail tenants provide average in-place rents of \$24.61 PSF (after adjusting for any gross rent) and a weighted average remaining lease term of 5.8 years. This income is supplemented by 25 second level residential suites.

After leasing the one remaining vacant unit (1,670 SF) and seeing contractual lease steps of the existing tenants, the offering presents annualized income growth of 2.24% over the initial five years of the investment.

Hexall Place is presented to the market unpriced and the Vendor is open to reviewing bids.



## Municipal Address

6404 - 6428 Bowness Road NW &  
6411 - 6415 Bow Crescent NW

## Net Leasable Area

25,406 SF of retail area, plus  
25 residential suites (upper floor)

## Site Area

1.42 Acres

## Year Built / Renovated

Built: 1965  
Retrofitted: 2017

## Current Occupancy

Retail: 93% occupied

## Number of Tenants

Retail: 8 tenants  
Residential: 25 suites

## Weighted Average Lease Term

Retail: 5.8 years

## Zoning

Retail: C-COR1 F2.0H16 &  
M-U2 F2.5H16  
Rear Parking: R-C1

## Parking

139 Stalls (including street front)

## Offering Price

Unpriced

## Bid Date

Bid Date to be communicated

# Investment Highlights

- Hextall Place is the **most prominent streetfront retail building** in the Bowness area, located on Bowness Road NW between two all-turns access intersections;
- The building is currently **93% occupied** by a broad and synergistic mix of financial, medical and quick-service restaurant tenants and provides **stable income stream** with **WALT of 5.8 years** and **in-place net rents of \$24.61 PSF** overall;
- The investment provides income from **25 second floor residential suites**;
- The opportunity exists to reconfigure the residential suites into **14 conventional single-bedroom units** with kitchen, bathroom and living room areas, thereby improving rental income on the property
- The offering presents a **clear path to income growth** by way of new and renewal leasing;
- Northwest Calgary is desirable and growing quadrant and Bowness provides a vital commercial node servicing **a trade area of 150,000 people** with strong household income figures within a 5 km radius;
- The property features an **excess land area of 0.56 acres**, providing the opportunity for a new multi-family development;
- The excess development land parcel fronts Bow Crescent NW and is situated within **walking distance from access to the Bow River**;
- The upper roof sections were re-surfaced in 2022 and a **partial roof warranty is in place**.

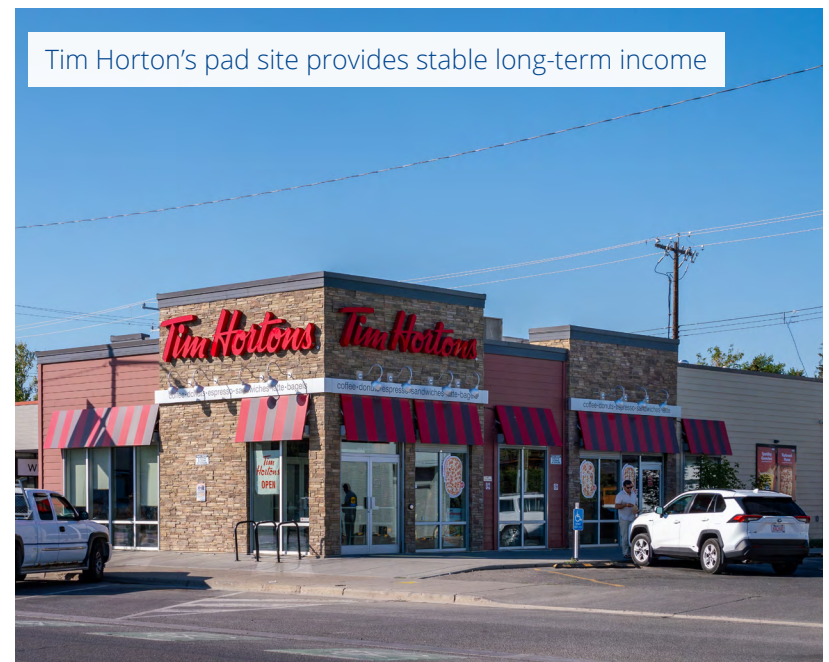
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**93% Occupied Retail Property with Strong Income  
Fundamentals & Development Land Potential**

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0.56 Acres of excess land fronting Bow Crescent NW



Tim Horton's pad site provides stable long-term income



The property is accessible from the TransCanada Highway, Crowchild Trail and the Stoney Trail Ring Road, which provides convenient access to all quadrants of the City.

- 1 Canada Olympic Park
- 2 CF Market Mall
- 3 Alberta Children's Hospital
- 4 Foothills Medical Centre
- 5 University of Calgary

### Drive Times

#### Highway #1

3 min

#### Sarcee Trail

4 min

#### Stoney Trail Ring Road

5 min

#### Downtown Core

10 min

Highly Accessible  
Northwest Calgary Location

# Process

The Property is being offered for sale on an **unpriced basis** and **Vendor is open to reviewing bids**.

Interested parties are invited to submit an executed [Confidentiality Agreement](#) in order to receive further information and access to the online data room.

For further information on this offering, please contact the following Colliers professionals:

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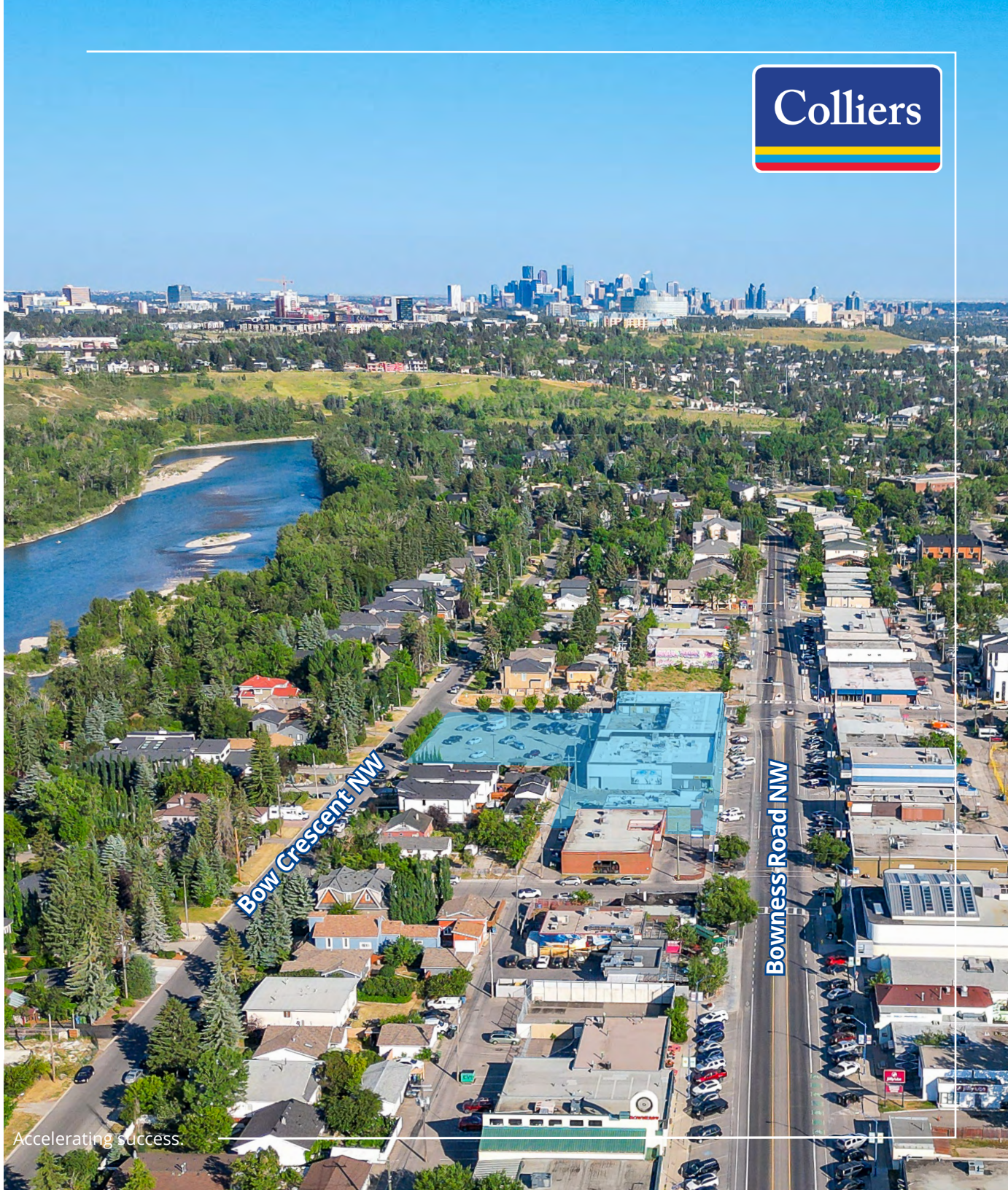
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