

FOR  
SALE

120

Country Hills  
Landing NW  
Calgary, AB



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Colliers International, on behalf of the Vendor, is pleased to offer for sale 120 Country Hills Landing NW in Calgary, Alberta. This new generation suburban office property was custom-built by and for Stepper Homes Ltd. and features exceptional build-quality and aesthetics, directly overlooking Country Hills Golf Club. Since its completion in 2005, it has been professionally maintained and managed to the highest standard and will require minimal capital spending over the near to medium term. Its multi-tenant floor-plan configuration offers an investor mitigated leasing risk, as there is greater leasing velocity in the small suite sub-market. Further, the building is ideally configured for conversion to strata-titled office condominium suites, offering an investor a clear exit strategy.

## INVESTMENT HIGHLIGHTS

- **Attractive suburban office property** with unique attributes, superior build-quality and maintained and managed to the highest standard
- Vendor lease-back option will provide opportunity for a new owner/user to occupy **as much or as little space as they require**, up to 16,547 SF
- Property **ideally configured for office condominium** exit strategy
- Sufficient parking at the building to allocate approximately 7,200 SF of **medical space**
- **Exceptional location in Harvest Hills area**, an established and highly appealing office and retail node, offering tenants excellent access and an unmatched selection of service and retail amenities

## MUNICIPAL ADDRESS

120 Country Hills Landing NW  
Calgary, Alberta

## NET LEASABLE AREA

23,654 SF

## AREA AVAILABLE FOR OWNER/USER

Between 2,837 SF and 16,547 SF

## SITE AREA

2.08 Acres

## FLOORS

2

## 2018 OPERATING COSTS

\$17.02 PSF

## PARKING

Underground:	15 stalls (\$120 / month)
Surface:	61 stalls (free of charge)
Total:	76 stalls ( <b>3.21 stalls / '000 SF</b> )

## YEAR BUILT

2005

## OFFERING PRICE

Unpriced





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