

FOR SALE



1379-1381 Portage Ave

Fully Leased
Investment
Opportunity!



1379 Portage (+/-) 4,394 sf
1381 Portage (+/-) 4,227 sf

PROPERTY HIGHLIGHTS

- Fully leased two-tenant building with Portage Avenue exposure from both Eastbound and Westbound traffic
- 1379 leased until November 30th, 2028
- 1381 leased until November 14th, 2028
- Located on the corner of Portage Avenue and Strathcona Street, along major transit routes
- Blocks away from CF Polo Park and the Polo Park retail node

Sale Price: **\$1,625,000**
Property Taxes: **\$20,944.36 (2022)**

Chris Hourihan
Associate

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AREA MAP



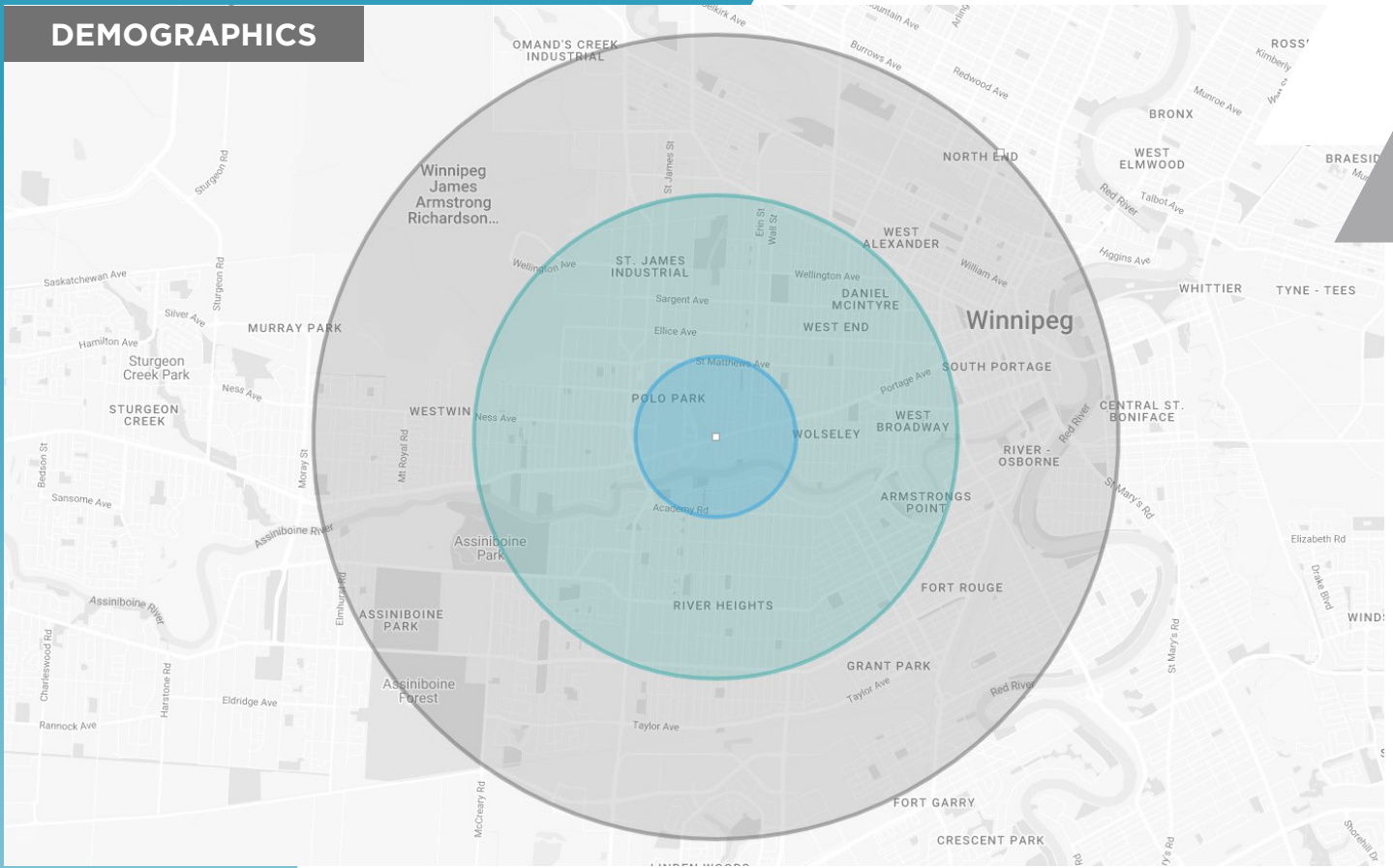
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DEMOGRAPHICS



AREA	POPULATION	AVERAGE AGE	TOTAL HOUSEHOLDS	AVERAGE HHI	AVERAGE HH SPENDING
1 KM	8,395	40	3,657	\$103,593.53	\$90,710.92
3 KM	46,910	41	20,250	\$120,084.14	\$97,345.24
5 KM	152,448	41	66,179	\$100,715.22	\$83,086.23

PROPERTY ATTRIBUTES

MUNICIPAL ADDRESS	1379 & 1381 Portage Avenue
LEGAL OWNER	1415265 ALBERTA LTD.
TITLE NUMBER	3192449/1
LEGAL DESCRIPTION	Lot 1 PLAN 70188 WLTO IN RL 45 TO 47 PARISH OF ST JAMES
PROPERTY TAXES (2021)	\$21,025.83
YEAR/TYPE OF CONSTRUCTION	1942 / Masonry Wall
LAND AREA	8,673 sq. ft.
NUMBER OF FLOORS	1
BUILDING AREA	8,621 sq. ft.
FRONTAGE	77 ft along Portage Avenue
ZONING	C2 - Commercial Community

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1379 PORTAGE PHOTOS



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AREA MAP

	WALKSCORE	73
	TRANSIT SCORE	65
	BIKE SCORE	92



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