

For Public Release

Date: 2022-05-31
Dept: Deputy City Manager's Office

UCS2021-0437
ATTACHMENT 4

CITY OF CALGARY VALUATION REPORT

COMPARABLE DATA CHART LEASE TRANSACTIONS

Index	Address	Location	Improvement Type	Year of Construction	Size (sf)	Commence (mm/yy)	Term (yrs)	Rental Rate (\$/sf)	Comments
Subject	1248 Livingston Way NE	Livingston	Temporary Firehall	2020	4,940	03/21	10	\$25.00 to \$30.00	Located in Livingston, the subject property is a community hall with a portion of it demised for a temporary firehall. Landlord will be constructing a turn-key space for the CFD.
1	77 Carrington Plaza NW	Carrington	Commercial Retail	2021	4,500	Summer/2021	5	\$37.00 to \$41.00	Located in Carrington of the SE corner of 144 Avenue NW and 14 Street NW. Multi-tenant commercial retail plaza 88,700 sq. ft. building. Ample surface parking. Undisclosed tenant type. Considered superior to the Subject.
2	77 Carrington Plaza NW	Carrington	Commercial Retail	2021	5,000	Summer/2021	5	\$35.00 to \$28.00	Located in Carrington of the SE corner of 144 Avenue NW and 14 Street NW. Multi-tenant commercial retail plaza 88,700 sq. ft. building. Ample surface parking. Undisclosed tenant type. Considered superior to the Subject.
3	19587 Seton Crescent SE	Seton	Commercial Retail	2021	5,600	Q1 2021	5	\$30.00 to \$33.00	Located in Seton regional retail phase II on the west side of Seton along Deerfoot Trail. Multi-tenant commercial retail plaza expansion totaling 450,000sf. Tenant use is for group fitness. . Considered superior to the Subject.
4	19587 Seton Crescent SE	Seton	Commercial Retail	2021	3,674	Q1 2021	5	\$35.00 to \$40.00	Located in Seton regional retail phase II on the west side of Seton along Deerfoot Trail. Multi-tenant commercial retail plaza expansion totaling 450,000sf. Tenant use is for personal services group. Considered superior to the Subject.
5	19587 Seton Crescent SE	Seton	Commercial Retail	2021	1,327	Q1 2021	5	\$30.00	Located in Seton regional retail phase II on the west side of Seton along Deerfoot Trail. Multi-tenant commercial retail plaza expansion totaling 450,000sf. Tenant use is for a service restaurant. Considered similar to the Subject.

Endorsed by the
Valuation Review Committee
Real Estate & Development Services

ISC: Protected

Date 2021 February 25



4303 26 ST NE

- 5 -

Confidential: This document is to provide advice, proposals, recommendations, analyses or policy options for consideration by approval bodies under the Real Property Bylaw, including City Council