



# FOR LEASE

## 1720 Bow Trail S.W. Calgary AB

Once in a lifetime lease opportunity on Bow Trail. Modern commercial space could serve as a car dealership (current use) or a variety of other creative uses.

<b>COMMUNITY</b> Sunalta	<b>LEASE AREA</b> Approximately 10.47 acres with 70,000 square foot facility	<b>Legal</b> 5380V;E;13-25	<b>PROPERTY TYPE</b> Commercial	<b>LAND USE</b> C-COR 3
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### Property highlights

- Great location adjacent to the former Greyhound terminal with access to downtown core
- Large parking lot (10.47 acres with under 15% site utilization)
- Large main building encompassing over 70,000 square feet of space, operated successfully for the past 30+ years as a car dealership
- Viewings by appointment only
- To apply, please include materials detailed in **Information required with application** section (see page 3) along with the **Expression of Interest form** no later than 11:59 p.m. Friday, January 31, 2025

### Financial info

#### Market rates

Payable monthly in advance

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**SUBMISSION DATE OPEN:**  
December 18, 2024

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**SUBMISSION DATE CLOSED:**  
January 31, 2025 at 11:59 p.m. MST

## The opportunity

The City of Calgary owns the property situated at 1720 Bow Trail, SW. The property has been used as a car dealership location for over 30 years and is now available for lease.

The City of Calgary is seeking expressions of interest from experienced business operators and entrepreneurs with a vision, project and the financial capacity to establish and operate the property, independently of support from The City. The site is zoned C- COR 3, which allows for and auto-oriented commercial uses along major roadways. It can also be used for other automotive uses, retail, personal service uses, entertainment.

## The property: 1720 Bow Trail SW

The property is a total of approximately 10.47 acres situated adjacent to the former Greyhound bus terminal and the Pumphouse Drive area. It is readily accessible via a number of traffic arteries including Crowchild Trail and Bow Trail.

The site is improved with a car dealership originally constructed around 1964 and substantially renovated over the years. It has a main building measuring approximately 73,402 sq ft (59,905 ground floor; 13,495 second floor) and other ancillary facilities. The main building contains a showroom, substantial service area, auto body shop, a drive-thru vehicle drop off area, and parts area , with an upper level containing offices and a cafeteria. Another freestanding building houses sales and administration offices, and another sprung type structure houses maintenance equipment and supplies.

### Highlights

- Opportunity for commercial use, already in use as a car dealership
- Located in the community of Sunalta between the east and west bounds of Bow Trail, with easy access to the downtown core
- Tenant is responsible for all maintenance, repairs, improvements and property tax
- Term: 5 years with renewal options of up to 20 years additional
- Site coverage of circa 12% with ample lot for parking

### Property Information

- 10.47-acre site
- Main building with 59,906 sq. ft. on main level and 13,496 on upper level
- C-COR3 zoning
- Constructed in 1964 with renovations in 1999, 2006 and 2014

## Facility capital costs

Any tenant improvements will be at the sole cost of the tenant.

## Facility operating costs

The successful applicant will assume direct responsibility for all taxes, utilities, and fees associated with the operation of the building.

## Lease key terms and conditions

The following terms and conditions will form part of the Lease and Operating Agreement and may evolve through negotiations with the successful proponent(s). For clarity, these terms and conditions will apply to the successful proponent(s) as the 'Tenant.'

1. Term: 5 years initial term, plus up to 20 years additional term at the mutual option of both parties.
2. The Tenant shall submit applications for a development permit and land use redesignation (if required) to the Approving Authority within ninety (90) days following Landlord's corporate approval for the proposed lease of the Property.
3. The Property is leased 'as is' and the Tenant shall assume all responsibility and liability including any environmental matters existing as of the Commencement Date.
4. Permitted use under the Lease: C-COR3 permitted uses

## Planning costs

The successful applicant will be responsible for all planning work and costs related to Development and Building Permit Application processes, including technical reports, levies, development permit, building permit and inspection permits.

## Information required with application

### **A Business Case, including:**

- General description of your business; years of operation, ownership, organizational structure, corporate vision and/or mission; current business plan and locations (if applicable).

### **Proof of financial stability:**

- Please describe/include the following:
  - Projected Operational Budget
  - Projected Capital Budget
  - Audited financial statements for the past 3 years, if available
  - Bank Statements for all accounts, not more than 30 days old

### **References:**

- Include Letters of Support from past and/or present Landlords (subject to alternatives for new enterprises)

The City reserves the right to contact these references without prior notification to the Proponent. The City also reserves the right to contact any previous or current user of the Proponent's products or services, including the City's own personnel.

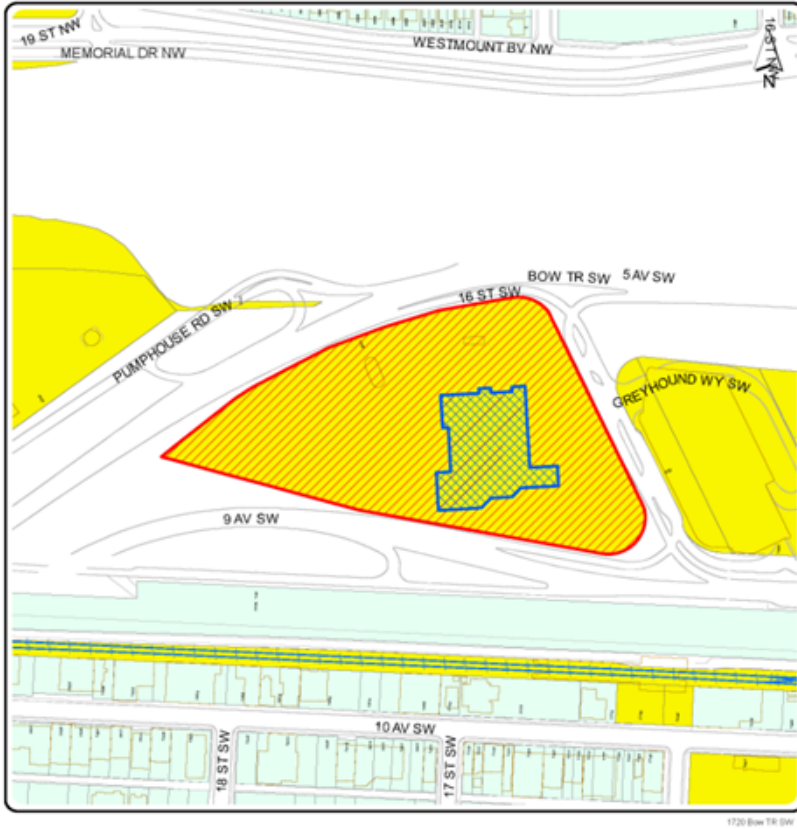
## Evaluation criteria and weighting

The evaluation committee will ensure compliance with criteria and evaluate and numerically score each EOI. The evaluation will be restricted to the criteria contained in this section.

***Please respond to this Expression of Interest by January 31, 2025***

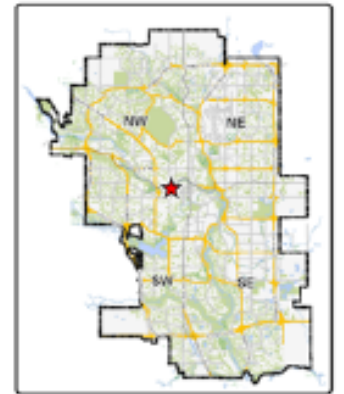
<b>Criteria</b>	<b>Weighting (subject to change)</b>
<b>Financial stability &amp; offer</b>	<b>/25</b>
<b>Experience and track record</b>	<b>/20</b>
<b>Innovation and unique value proposition</b>	<b>/15</b>
<b>Technical and operational capability</b>	<b>/25</b>
<b>Intended use of the property</b>	<b>/15</b>
<b>TOTAL:</b>	<b>/100</b>

### Site map:



-  Property  
± 42,378,389 m<sup>2</sup> (± 456,157.19 ft<sup>2</sup>)
-  Main Building  
± 5,751,880 m<sup>2</sup> (± 61,912.72 ft<sup>2</sup>)
-  City-Owned Land

### Context map:



- Legend
-  Property  
1720 Bow TR SW
- NOT TO SCALE

### Contact us

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Leasing & Property Management  
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OFFICE 368-886-7918

Submit interest using the  
**Expression of Interest Form**

**City of Calgary Real Estate & Development Services**

Administration Building  
3rd Floor (#195) 323 7 Ave S.E.  
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit  
**[calgary.ca/realestate](http://calgary.ca/realestate)**

The information provided herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.