

# BMO

# CROWFOOT

NNN BMO Investment Opportunity  
In Dominant NW Retail Node

101 CROWFOOT WAY NW, CALGARY, AB



JLL

BMO



# The Offering

Jones Lang LaSalle Real Estate Services, Inc. ("JLL" and/or the "Advisor") has been exclusively retained by Otis Properties Limited (the "Vendor") to present an opportunity to acquire a single-tenanted, freestanding building, featuring a drive-thru, located at 101 Crowfoot Way NW, Calgary AB (the "Property" or "Offering").

Situated in the Crowfoot Crossing Power Centre, Calgary's busiest northwest shopping destination, the Offering presents a rare opportunity to invest in a high-traffic retail hub historically tightly held by institutional owners.

The Property is 100% occupied by BMO Financial Group (Ticker: BMO; exchanges: TSX, NYSE), one of Canada's "Big Five" banks. BMO Offers financial services, including personal and commercial banking, wealth management, and investment banking. BMO currently has a market capitalization of C\$102 billion and 2024 revenue of C\$58 billion. BMO operates its BMO Bank and BMO Nesbitt Burns subsidiaries out of the Property servicing Calgary's Northwest communities for over 20 years.











# Quick Facts

-  **1**  
Building
-  **1.0 acre**  
Site Area
-  **46**  
Parking Stalls
-  **9,607 SF**  
GLA
-  **2000**  
Year Built
-  **\$62.45 PSF**  
In-Place Rent
-  **Direct Control**  
**105Z83 Site 11**  
Land Use



# Investment Highlights

-  **Investment Grade Credit Tenant**  
BMO's credit rating from Standard & Poor's (S&P) is A+
-  **Strong Demographics**  
Over 276,853 residents live within an 8 km radius. Average household income for this trade area is \$146,609
-  **Attractive Assumable Debt**  
Co-terminus debt facility with a fixed interest rate of 2.50% per annum
-  **Drive Thru Lanes**  
Two drive-thru ATM lanes with all-turn access off Crowfoot Way NW
-  **Absolute NNN Lease**  
Minimal landlord responsibilities
-  **Dominant Retail Node**  
Located in one of the strongest retail nodes in the city of Calgary. Retail sales and rental rates in this area are among the highest in the City
-  **Excellent Visibility**  
Situated on 1.0 acre with prominent exposure to Crowfoot Way NW
-  **Secure Tenancy**  
Purpose built for BMO. BMO paid 2024 capital improvements of ~\$1.5M



# Location Overview

The Property fronts Crowfoot Way in the Crowfoot Crossing Power Centre, located within Calgary's Arbour Lake community. The centre features excellent vehicular access via Crowchild Trail and Nose Hill Dr NW, as well as public transportation from the nearby Crowfoot LRT Station. Crowfoot Crossing services nearly half of Calgary's NW communities, offering a diverse mix of national and local retailers, a movie theatre, car dealerships, and medical services, such as Rona, Cineplex, Joeys, Indigo, and Safeway.

Crowfoot Crossing borders the communities of Arbour Lake, Hawkwood, Ranchlands, Scenic Acres, and Silver Springs. Within a 10-min driving radius, there are over 60,000 dwellings.



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For more information, **please contact**

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