

FOR SALE

VCA ANIMAL HOSPITAL BUILDING

4204 & 4160 4th Street NW | Calgary, AB



**Fully
occupied
by VCA Animal
Hospital on a carefree
absolute "NNN" lease**

Eric Horvath, ccim
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Colliers is pleased to present the VCA Animal Hospital Building (the "Property") located at 4204 and 4160 4th Street NW in Calgary, Alberta, Canada.

The Property is improved with a freestanding commercial building that is 100% occupied by the VCA Calgary North Animal Hospital. Located within Northwest Calgary's established Highland Park commercial and residential node, the 13,286 square foot building is situated on 0.51 acres and includes 29 surface parking stalls. The Hospital services Calgary's North Central and Northeast districts, with convenient access to major routes including McKnight Boulevard and the Trans-Canada Highway.

The tenant, VCA Canada Ltd., is one of the largest corporately owned networks of veterinary clinics and hospitals in the country, encompassing over 150 locations across six provinces. VCA Calgary North Animal Hospital is one of only five clinics in the Calgary area offering primary care, specialty services, and 24-hour emergency treatment. The recently renewed lease is on a "triple-net" basis to the Landlord, with the Tenant responsible for all property expenses, repairs, and upgrades (including those of a capital nature).

The VCA Animal Hospital Building represents an excellent opportunity for an investor to secure an attractive commercial asset with stable, long-term, escalating income from a high-quality tenant.

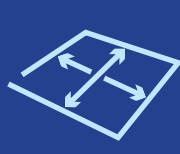
OFFERING PRICE: \$4,500,000



13,286 SF
NRA



100%
Occupied



0.51 Acre
Site Area



29 Surface
Parking Stalls



\$294,190
Annual Income
(5 Year Average)



Absolute "NNN" Lease

- The tenant is responsible for all expenses, repairs and upgrades (including those capital in nature)



High Quality Credit Tenant

- 100% occupied by VCA Canada Ltd.
- VCA operates a network of over 150 animal hospitals in Canada and over 1,000 across North America



Well Established and Specialized Veterinary Hospital

- One of only two 24 hour emergency veterinary clinics in North Calgary offering both primary and specialized care
- Tenant has a long operating history at the location with an extensive client base within an established market
- The building has been occupied as a veterinary clinic since its original construction in 1974



"Turnkey" Opportunity with Attractive Investment Returns

- 6.54% capitalization rate
- New five year lease renewal (February 2026)
- 2% annual rental rate escalations
- Potential additional rental upside on future renewals

"Exceptional opportunity to secure an attractive investment property with stable, long-term escalating income from a high quality tenant."

tenant overview

VCA CANADA INC.

The property is 100% occupied by the VCA Canada Calgary North Animal Hospital, a premier 24-hour emergency and general-practice veterinary facility serving Highland Park and the broader North Calgary trade area.

OWNERSHIP

VCA Inc. is a subsidiary of Mars Petcare, a division of the privately held Mars, Incorporated., a major American family-owned multi-national company with over \$50 billion in annual sales. Mars acquired VCA Inc. in 2017 for approximately \$9.1 billion, integrating it into the Mars Veterinary Health portfolio alongside global brands such as Banfield Pet Hospital and BluePearl.

REPUTATION & EXCELLENCE

VCA Canada is widely recognized as the gold standard in veterinary medicine, consistently earning prestigious accolades such as Alberta's Top Employer (2026) and Canada's Top Employers for Young People (2026). The network is distinguished by its commitment to advanced medical standards, operating sophisticated referral centers that provide specialized expertise in oncology, cardiology, neurology, and orthopedic surgery, functioning with the same complexity and precision as human hospitals.

VCA utilizes a unique "coast-to-coast" coordinated care system which allows for seamless medical record integration and consistent treatment protocols across all locations, ensuring pets receive world-class care regardless of their location.

NATIONAL & GLOBAL PRESENCE



- In Canada: VCA Canada operates a network of over 150 animal hospitals providing primary care and specialty services. Their footprint spans six provinces, including British Columbia, Alberta, Saskatchewan, Ontario, Quebec, and Nova Scotia.



- Worldwide: Globally, VCA Animal Hospitals maintains more than 1,000 locations across the United States and Canada.



- Workforce: The network is supported by over 4,500 veterinarians, including more than 600 board-certified specialists, and a total staff of approximately 17,000 skilled pet care providers.

"High quality credit tenant"



location highlights

4204 & 4160 4th Street NW is located within the established Highland Park community in north-central Calgary. While the surrounding area includes several veterinary clinics serving routine primary care needs, the property is uniquely positioned within an approximately 10 km trade area as the only facility offering primary care, specialty/referral services, and 24-hour emergency care from a single location. This rare service combination, supported by a continuous operating history dating back to the late 1960s, reinforces the site's role as a long-standing and trusted animal-care destination within the north-central Calgary market.

LOCATION HIGHLIGHTS

- Located in Calgary's established Highland Park community
- Only facility offering primary, specialty/referral, and 24-hour emergency veterinary care in North Calgary
- Convenient access to major corridors including McKnight Boulevard and 4 Street NW

Driving Time

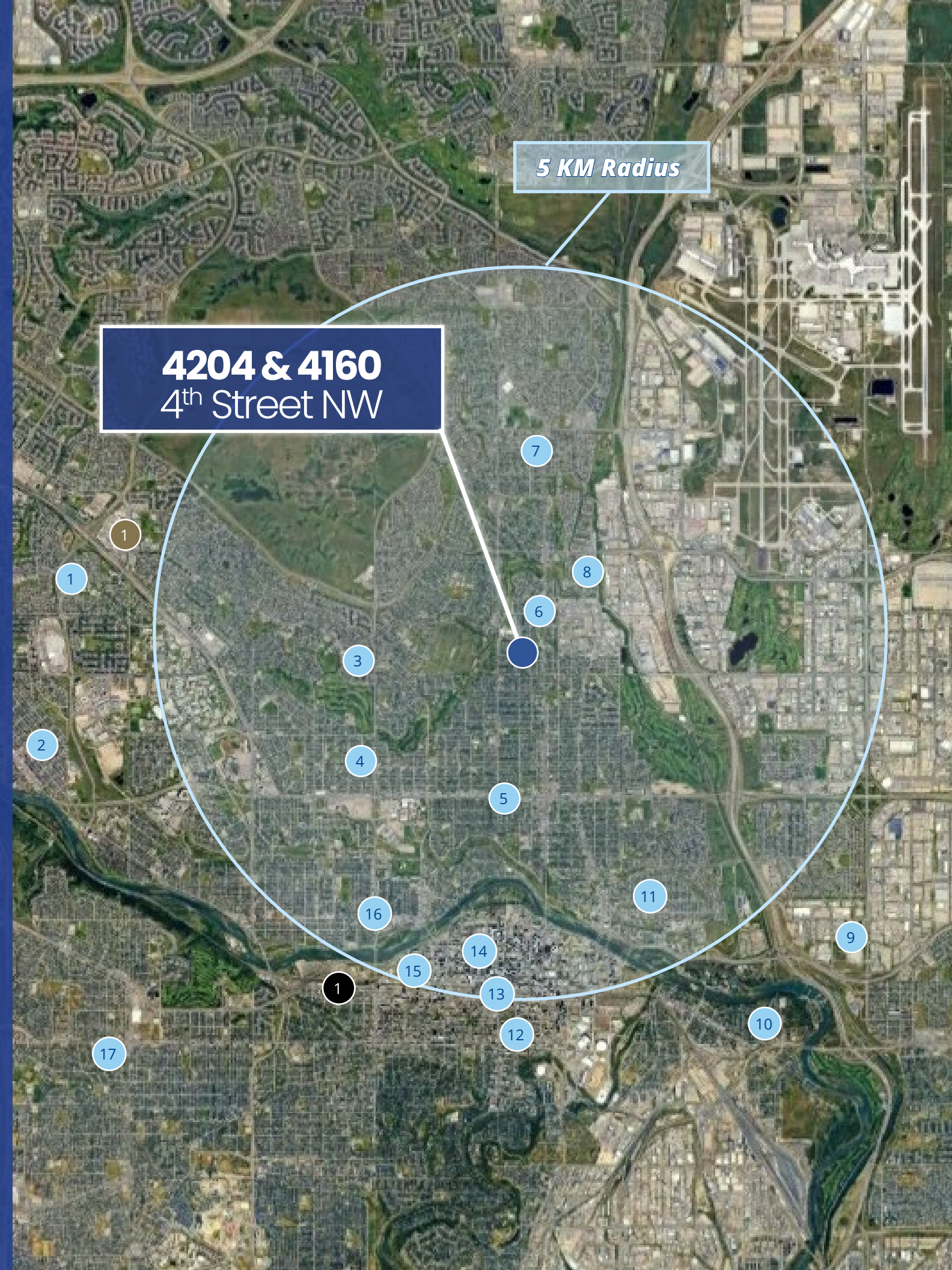
11 MINS
DOWNTOWN CORE



Average Household Income (10 KM)
\$154,001 versus \$106,300 (Canada)



Total Population (10 KM)
794,692



Surrounding Vet Clinics

Primary Care

- 1 Paramount Varsity Animal Clinic
- 2 Montgomery Village Veterinary Clinic
- 3 Cambrian Animal Hospital
- 4 Village Vet Animal Clinic
- 5 Argo Vet
- 6 Highland Park Animal Clinic

- 7 Centre Street Veterinary Clinic
- 8 McKnight Veterinary Hospital
- 9 Barlow Trail Animal Hospital
- 10 Ramsay Animal Clinic
- 11 Bridgeland Vet Clinic
- 12 VCA Canada 17th Avenue Animal Hospital

- 13 Fen Vet Beltline
- 14 Marine Animal Hospital
- 15 Downtown Animal Clinic
- 16 Westmount Animal Clinic
- 17 Westland Veterinary Hospital

Primary and Emergency Care

- 1 Paramount 24 Hour Animal Hospital

Specialty and Emergency Care

- 1 VCA Canada Western Veterinary Specialist & Emergency Centre

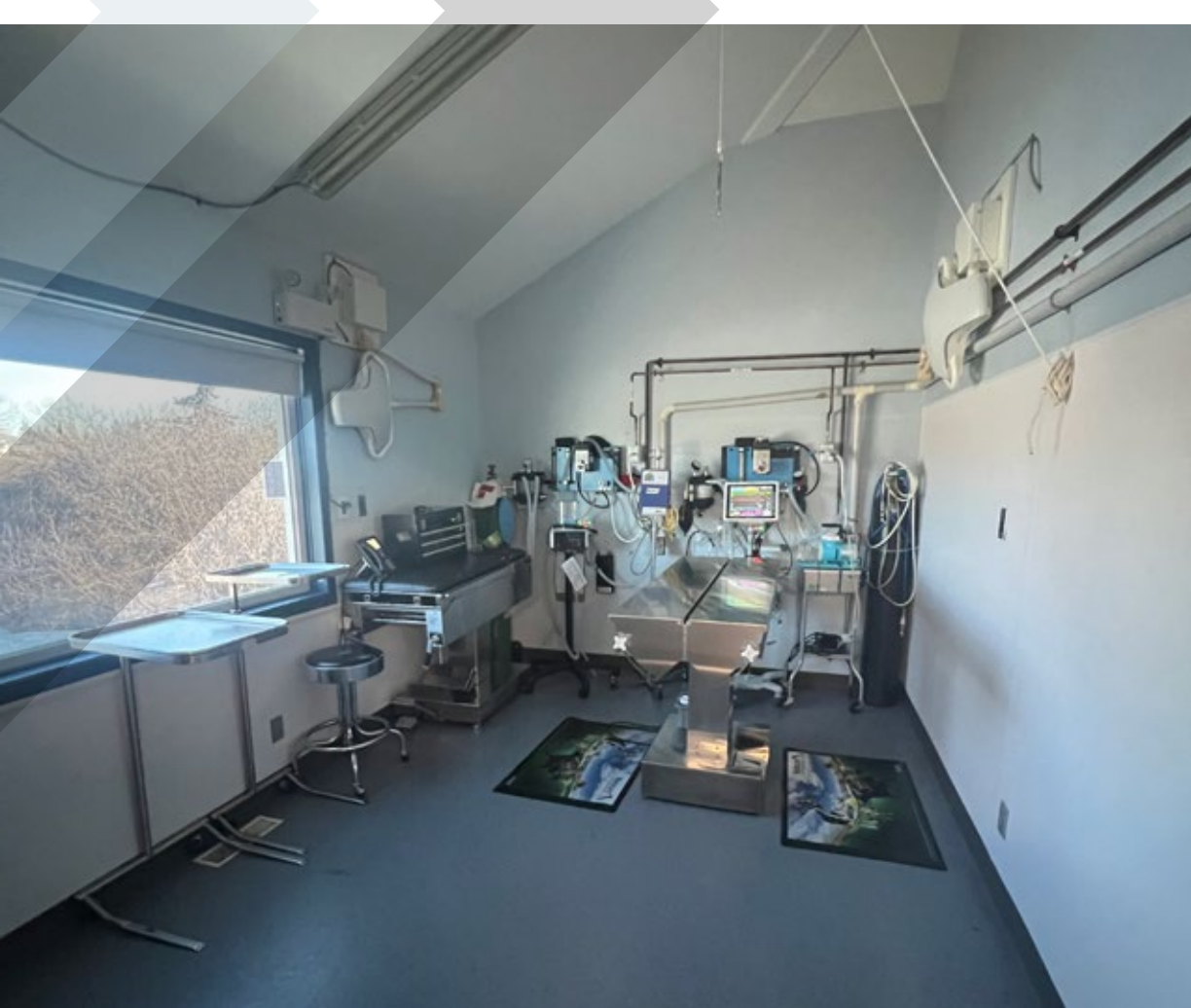
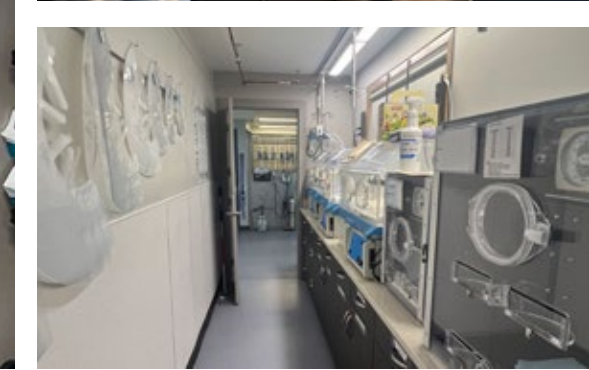
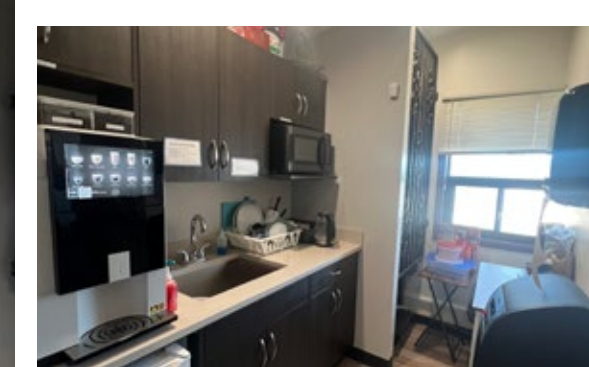
Primary, Specialty and Emergency Care

- 1 VCA Hospital & 24 Hr Emergency Service

Salient Facts

Address	4204 & 4160 4th Street NW, Calgary, AB
	PLAN 5430HK
Legal	BLOCK 1
	LOTS 1 AND 2, excepting all mines and minerals
Location	Highland Park, NW Calgary
Zoning	C-N2 Commercial - Neighbourhood 2/ DC40Z94
Land Area	0.51 acres
	Original: 1974
Year Built	North Addition: Early 1990's
	South Addition: Late 1990's
Construction	Poured-in-place concrete grade slabs with wood-framed stud walls
	Total: 13,286 SF
Rentable Area (NRA)	Main floor: 5,750.50 SF
	Mezzanine: 2,012.70 SF
	Lower level: 5,524.10 SF
Parking	29 Paved Surface stalls
Occupancy	100%
2026 Tax Assessment	\$3,118,500





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