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## 1020-1036 9 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
25564


**MLS ID:**  
A2137732

**\$5,950,000**



 **MICHELLE PLACH**  
 (780) 860-8400

 Honestdoor Inc.  
 780-970-3269

 1020-1036 9 Avenue SW, Calgary, Alberta T2P 1L9

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 86	<b>Zoning</b> DC
<b>Subdivision</b> Downtown West End	<b>Year Built</b> 1973	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> A1
<b>Building Area (Sq. Ft.)</b> 4000.00	<b>Building Area (Sq. M.)</b> 371.61	<b>Inclusions</b> Call seller directly
<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister	

Downtown West End Development Site (the "Site") represents an exceptional opportunity to acquire a 100% freehold interest in a 37,028 square feet ("SF") of development land in the Downtown West End neighbourhood of Calgary, Alberta. The Site has an approved land designation with the potential to develop up to 260,000 SF of residential, commercial, and mixed-use density. A portion of the Site is currently occupied and leased to a strong covenant: Enterprise Rent-A-Car, which will provide purchasers with reliable holding income. The Site benefits from superior frontage and exposure to 9 Avenue SW and major arterial roadways. The Site occupies a prominent position in downtown Calgary, as its location offers superb access to everything the downtown core has to offer, including world class restaurants, shopping centres, hotels, numerous public transportation options, high rise apartment towers, the Central Business District, as well as Bow River and the regional pathway network.

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