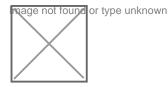


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1020-1036 9 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

25564

MLS ID:

A2137732

\$5,950,000



[△] MICHELLE PLACH

2 (780) 860-8400

Honestdoor Inc.

2 780-970-3269

r<u>P</u>ri

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

Transaction Type

For Sale

Days On Market

86

Zoning DC

Subdivision

Downtown West End

Year Built 1973

Structure Type Mixed Use

Property Type

Property Sub Type

Legal Plan

Commercial

Mixed Use

Α1

Building Area (Sq. Ft.)

4000.00

Building Area (Sq. M.)

371.61

Inclusions Call seller directly

Restrictions Call Lister

Reports 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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