

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

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

Transaction Type For Sale	Days On Market 86	Zoning DC
Subdivision Downtown West End	Year Built 1973	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan A1
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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.