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640 10 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
25824


MLS ID:
A2137759

\$4,500,000



 **DAN STANTE**
 (403) 830-2505

 Real Broker
 855-623-6900

 640 10 Avenue SW, Calgary , Alberta T2R1M3

Transaction Type For Sale	Days On Market 70	Zoning CC-X
Subdivision Beltline	Building Type Retail,Strip Mall	Year Built 1974
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 9312636	Building Area (Sq. Ft.) 7196.00	Building Area (Sq. M.) 668.52
Lot Size (Sq. Ft.) 15840	Lot Size (Acres) 0.36	Roof Asphalt Shingle
Cooling Central Air	Heating Forced Air,Natural Gas	Inclusions All equipment in the kitchen, in as-is condition
Restrictions None Known	Reports RPR	

Exclusive opportunity in Calgary's Beltline District with tremendous development potential. CC-X zoning allows for a blend of commercial, residential, and mixed-use projects, Maximize development footprint and profitability with the density of Base 5.0 FAR + 3.0 Bonus FAR. Prime downtown location with excellent visibility and increasingly rare freehold site size with a total 99 ft frontage and 160 ft depth. Proximity to major amenities, business centers, and attractions. Calgary is a thriving economic hub with a strong real estate market, diversified economy and record breaking, new in-migration. Resurgence in urban development with infrastructure projects and revitalization initiatives are ideal for businesses in this location. Take advantage of Calgary's growing population, young, entrepreneurial vibe, and rapidly evolving cityscape. Strong income from tenants and parking make this an ideal investment in a vibrant city. Call for more details.

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