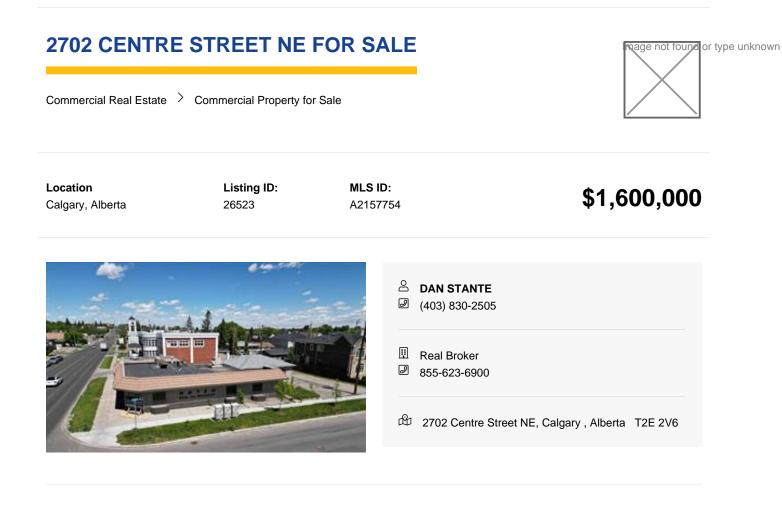


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Transaction Type Title For Sale Fee Simple Zoning Subdivision Tuxedo Park C-COR2 f1.0h10 Year Built Structure Type 1952 Low Rise (2-4 stories) **Property Sub Type** Legal Plan 2617AG Mixed Use Building Area (Sq. M.) Lot Size (Sq. Ft.) 339.74 8395 Inclusions Restrictions N/A **Airspace Restriction**

Days On Market

Building Type Commercial Mix,Free-Standing,Retail,See Remarks

Property Type Commercial

Building Area (Sq. Ft.) 3657.00

Lot Size (Acres) 0.19

Reports Building Plans

Rare opportunity to restore or re-develop a prime corner site, just blocks from a future Green Line LRT Station. Boasting 80' frontage on Centre Street N, a future mixed-use development would serve thriving retail businesses. At 8400+/- sq ft of land, there are opportunities to rezone the property for increased density, for an estimated 33,600 buildable sq ft. Existing rendering show what's possible with current C-COR2f1.0h10 zoning. Located within the 10-min walking distance TOD zone of the future Green Line station at 28 Avenue N, take advantage of the booming Calgary market and develop a stunning property for your portfolio. The existing buildings consist of a 2,937 sq ft former restaurant/retail structure, and a 720 sq ft bungalow with full basement (restoration in progress and buildings in as-is condition). Rehabilitate or rebuild with amazing upside and opportunity. Unique opportunity for an industrious builder/developer. Call today!

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