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1231 10 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
29988

MLS ID:
A2205113

\$5,500,000



 **MICHELLE PLACH**

 Honestdoor Inc.
 780-965-4662

 1231 10 Avenue SW, Calgary , Alberta T3C 0J3

Transaction Type For Sale	Days On Market 348	Zoning CC-X
Subdivision Beltline	Building Type Free-Standing	Year Built 1900
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan A1	Building Area (Sq. Ft.) 9975.00	Building Area (Sq. M.) 926.70
Lot Size (Sq. Ft.) 22765	Lot Size (Acres) 0.52	Access to Property Direct Access,Paved Road
Inclusions Call seller directly	Restrictions Phone Listing Broker	Reports Call Lister

Click brochure link for more details. Prime future development site! Four year sale-leaseback offering exceptional holding income/yield 1231 10th Avenue SW is a 22,770 square foot future mixed-use redevelopment site located in the west end of Calgary's popular Beltline District. The property's high-profile location offers excellent access to the Downtown Core while enjoying the numerous dining, shopping, recreation, and entertainment offerings of an inner-city location. The site is zoned for high-density mixed-use development allowing for a maximum density of 8 times site area. The existing 9,975 square foot retail building is fully leased to Vistek Camera Store. The Vendor is willing to offer a sale leaseback to include a four year term at a lease rate of \$16.00 per square foot. The area immediately surrounding the Property has seen a number of recent and successful multi-residential developments providing a strong business model for future redevelopment of the Property and the strengthening demand for West Beltline development opportunities."

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