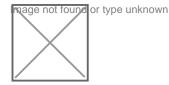


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201-217 4 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 31074

MLS ID: A2233524

\$12,900,000



△ JOHN OLIVERIO

2 (403) 540-4838

RE/MAX House of Real Estate

403-287-3880

201-217 4 Street NE, Calgary , Alberta T2e 0H6

Transaction Type Title Days On Market

For Sale Fee Simple 111

Zoning Subdivision Structure Type

R-CG Crescent Heights None

Property TypeProperty Sub TypeLegal PlanCommercialMixed Use1332N

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

26000.00 2415.46 32419

Access to Property

Lot Size (Acres)

Roof

Flat Torch Membrane, Mixed, Tar/Gravel

Back Alley Access, Front and Rear Drive access, Direct Access, Lane, Mixed, On

Major Traffic Route, Paved Lane, Public
Transportation Nearby, See Remarks

Transportation Nearby, See Nemarks

Inclusions Restrictions Reports

owners owned appliances list will be provided None Known RPR

Prime Opportunity to Acquire 0.74 Acres of Development Land with Holding Income in One of Calgary's Most Desirable Inner-City Communities. Property details: Municipal addresses 201-217 4 Street N.E.; site size 0.74 acres (32,417 SF); land use designation MU-2; maximum FAR 9.0; maximum potential density 291,753 SF; maximum height 80M (26 stories); and up to 9,000 SF of walk-up retail with a welcoming plaza. Investment Highlights: This is an excellent opportunity to acquire a prominent inner-city development site spanning three-quarters of a city block with full city block frontage of 260F x 125F. The property is currently leased to a mix of retail, office tenancies, and residential apartments, providing holding income during a development planning process. It offers direct frontage onto 4 Street N.E., a main southbound roadway providing access for Calgary's northern communities to the downtown core, and is in close proximity to abundant amenities including restaurants and cafés along 1st Avenue N.E. in Bridgeland, the Bow River Pathway System, St. Patrick's Island Park, Bridgeland Memorial LRT Station, Blush Lane, and the Calgary Italian Cultural Centre.

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