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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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 349	<b>Zoning</b> CC-X
<b>Subdivision</b> Beltline	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1900
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> A1	<b>Building Area (Sq. Ft.)</b> 9975.00	<b>Building Area (Sq. M.)</b> 926.70
<b>Lot Size (Sq. Ft.)</b> 22765	<b>Lot Size (Acres)</b> 0.52	<b>Access to Property</b> Direct Access,Paved Road
<b>Inclusions</b> Call seller directly	<b>Restrictions</b> Phone Listing Broker	<b>Reports</b> 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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