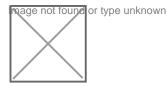


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1231 10 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 29988

MLS ID: A2205113

\$5,500,000



- [△] MICHELLE PLACH
- **2** (780) 965-4662
- Honestdoor Inc.
- **2** 780-965-4662
- 1231 10 Avenue SW, Calgary , Alberta T3C 0J3

Transaction Type

For Sale

Days On Market

95

Zoning CC-X

Subdivision

Beltline

Building TypeFree-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. M.)

926.70

Lot Size (Sq. Ft.)

22765

Lot Size (Acres)

Building Area (Sq. Ft.)

0.52

9975.00

Access to Property

Direct Access, Paved Road

InclusionsCall 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."

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.