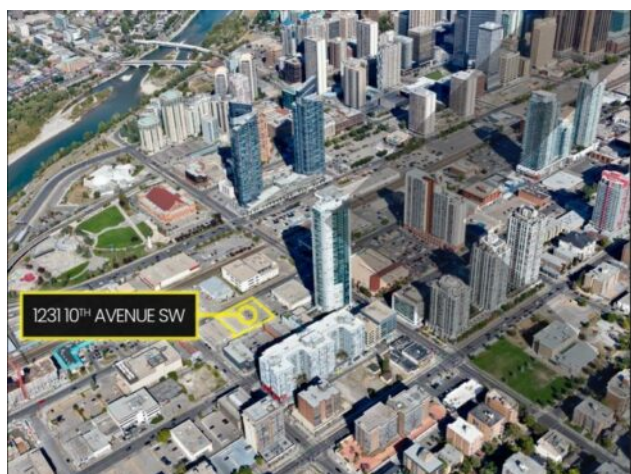


1231 10 Avenue SW  
Calgary, Alberta

MLS # A2205113



## \$5,500,000

|             |              |
|-------------|--------------|
| Division:   | Beltline     |
| Type:       | Mixed Use    |
| Bus. Type:  | -            |
| Sale/Lease: | For Sale     |
| Bldg. Name: | -            |
| Bus. Name:  | -            |
| Size:       | 9,975 sq.ft. |
| Zoning:     | CC-X         |

|             |                      |                |           |
|-------------|----------------------|----------------|-----------|
| Heating:    | -                    | Addl. Cost:    | -         |
| Floors:     | -                    | Based on Year: | -         |
| Roof:       | -                    | Utilities:     | -         |
| Exterior:   | -                    | Parking:       | -         |
| Water:      | -                    | Lot Size:      | 0.52 Acre |
| Sewer:      | -                    | Lot Feat:      | -         |
| Inclusions: | Call seller directly |                |           |

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.