

780-832-5880

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1231 10 Avenue SW Calgary, Alberta

Heating:

Floors:

Roof: Exterior:

Water:

Sewer:

Inclusions:

MLS # A2205113



Call seller directly

\$5,500,000

Beltline Mixed Use

Division:

Bus. Type:

Type:

Sale/Lease: For Sale

Bldg. Name:
Bus. Name:
Size: 9,975 sq.ft.

Zoning: CC-X

Addl. Cost:
Based on Year:
Utilities:
Parking:
Lot Size: 0.52 Acre

Lot Feat: -

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."