

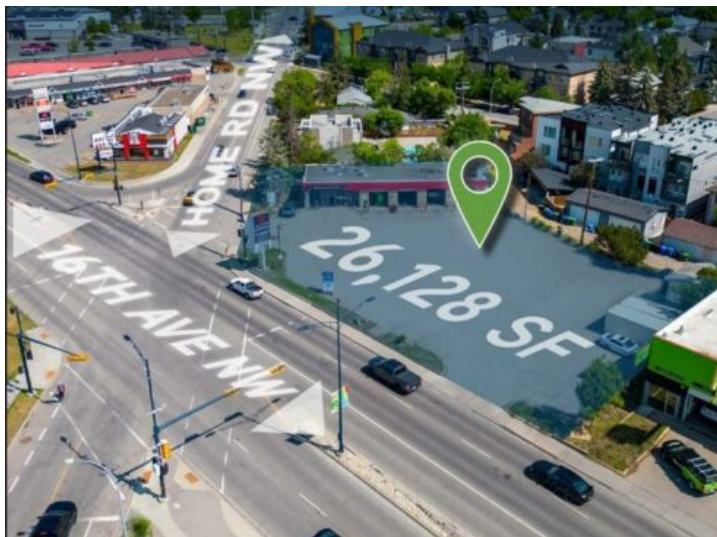


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4730 16 Avenue NW
Calgary, Alberta

MLS # A2235216



\$3,600,000

Division: Montgomery

Lot Size: 0.60 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: C-COR2 f4.5h22

Water: -

Sewer: -

Utilities: -

Unlock the potential of this 26,128 sq.ft (0.5998 acre) C-COR2 zoned site, allowing for up to 117,576 sq.ft of buildable area (FAR 4.5) and a maximum height of 72 feet (22m). Perfect for a mixed-use project, with commercial at grade and up to 5 storeys of residential above. High-exposure location ideal for visionary developers.