



GRASSROOTS
REALTY GROUP

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**1920 4 Street SW
Calgary, Alberta**

MLS # A2287413



\$11,000,000

Division: Mission

Lot Size: 0.71 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: C-COR1 f3.0h27

Water: -

Sewer: -

Utilities: -

Offering for sale a 100% freehold interest in 1920 4th Street SW Calgary. The site is located at the corner of 4th Street SW and 20th Avenue SW and consists of approximately 31,068 square feet (0.71 acres) of premium development land and located in the heart of Calgary's Mission District. Available for purchase is a rare and highly distinguished infill development opportunity. Thorough environmental testing as been completed, and there is a vendor preparedness to fully decommission and demolish the existing site improvements at their cost prior to closing. Regular configuration and elongated depth create ideal conditions for an efficient development site. Land-use is approved to permit mixed-use development and there is the potential for increased density. Prime frontage of 130' on 4th Street SW. The community is revered for being incredible walkable, having great nightlife, boutique shops, historical charm and having quick and easy access to downtown core and the Elbow River pathways. The property enjoys excellent transportation connectivity, with multiple bus stops conveniently located within a short walking distance. The Site is an approximate 15-minute walk to the Victoria Park/Stampede LRT Station.