

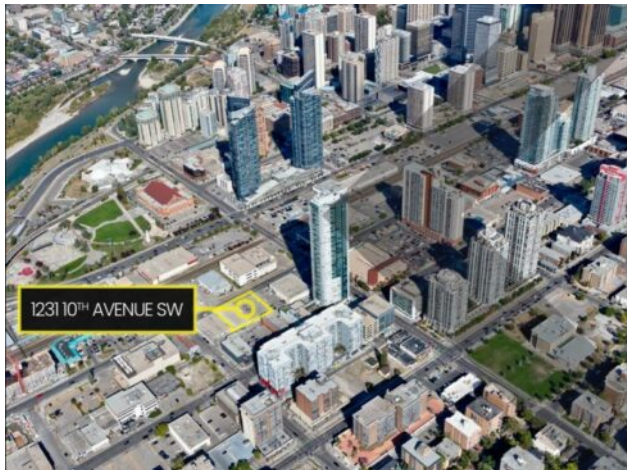


GRASSROOTS
REALTY GROUP

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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.