

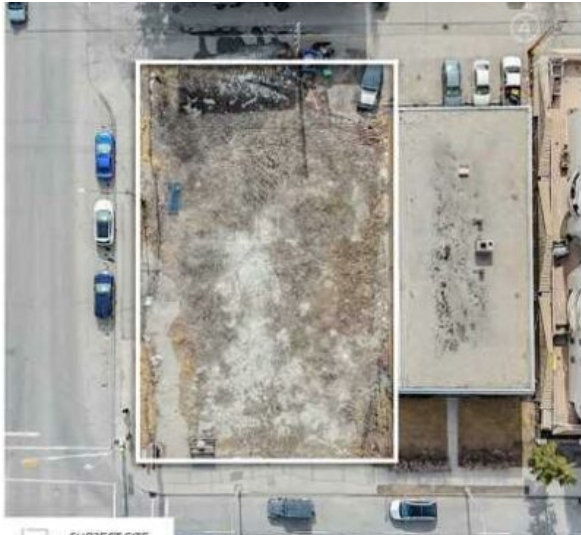


GRASSROOTS
REALTY GROUP

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1205 12 Street SW
Calgary, Alberta

MLS # A2210663



\$3,200,000

Division: Beltline

Lot Size: 0.22 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: CC-MHX

Water: -

Sewer: -

Utilities: -

Click brochure link for more details. 12th & 12th represents an exceptional opportunity to acquire a 100% freehold interest in 9,778 square feet of development land in the Beltline neighbourhood of Calgary, Alberta. The Site represents a shovel ready development opportunity, as there is a pending Development Permit from The City of Calgary to support the development of a boutique mixed-use project. The Site benefits from superior frontage and exposure to 12 Avenue SW. The Site occupies a prominent corner lot position in an urban location that benefits from pedestrian friendly accessibility to numerous grocery stores, restaurants, cafes, and breweries all within walking distance. Available for purchase is a rare opportunity to acquire a development site in a rapidly densifying node, in the highly dynamic Calgary market.