

1020-1036 9 Avenue SW  
Calgary, Alberta

MLS # A2137732



## \$5,950,000

Division: Downtown West End

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,000 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Call seller directly

Downtown West End Development Site (the "Site") represents an exceptional opportunity to acquire a 100% freehold interest in a 37,028 square feet ("SF") of development land in the Downtown West End neighbourhood of Calgary, Alberta. The Site has an approved land designation with the potential to develop up to 260,000 SF of residential, commercial, and mixed-use density. A portion of the Site is currently occupied and leased to a strong covenant: Enterprise Rent-A-Car, which will provide purchasers with reliable holding income. The Site benefits from superior frontage and exposure to 9 Avenue SW and major arterial roadways. The Site occupies a prominent position in downtown Calgary, as its location offers superb access to everything the downtown core has to offer, including world class restaurants, shopping centres, hotels, numerous public transportation options, high rise apartment towers, the Central Business District, as well as Bow River and the regional pathway network.