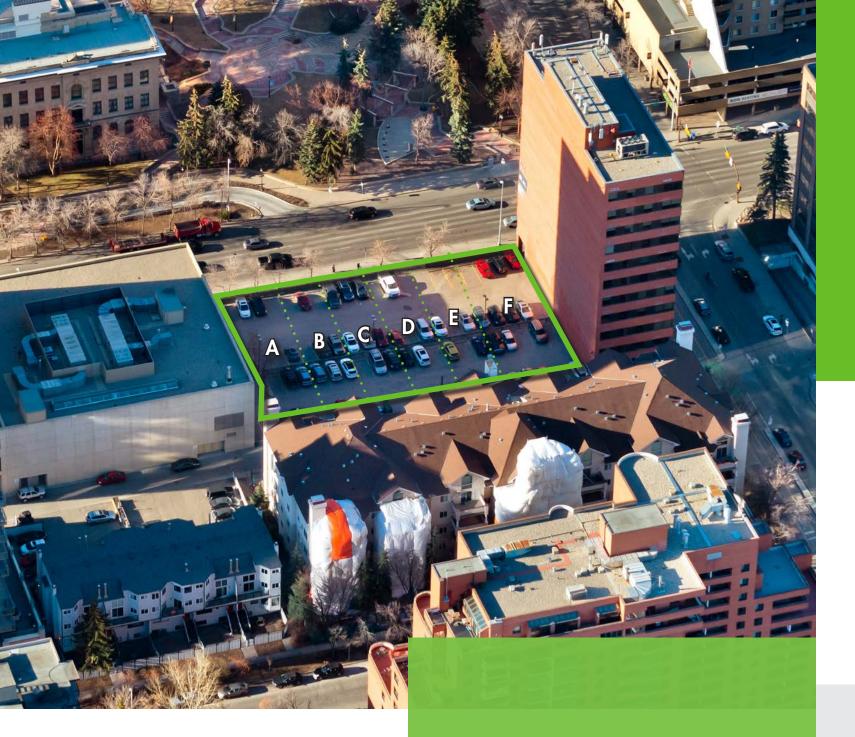


PBA LANDS 736 4TH AVENUE SW

NATIONAL INVESTMENT TEAM | CALGARY



THE OFFERING

The PBA Lands encompass a 23,825 SF future development site which is currently operated as a surface parking lot and leased to the Alberta Energy Regulator, providing purchasers with holding income during the development planning process

INVESTMENT HIGHLIGHTS

PARCEL	MUNICIPAL ADDRESS
А	724 4 th Avenue SW
В	726 4 th Avenue SW
С	728 4 th Avenue SW
D	730 4 th Avenue SW
E	732 4 th Avenue SW
F	736 4 th Avenue SW

DEVELOPMENT DETAILS

CURRENT USE:	Surface Parking Lot
PERMITTED STALLS:	80 Stalls
TOTAL SITE SIZE:	23,825 SF
LAND USE CLASSIFICATION:	DC 93D2008
BASE FAR:	8.0
POTENTIAL BASE DENSITY:	190,600 SF

OFFERING PROCESS

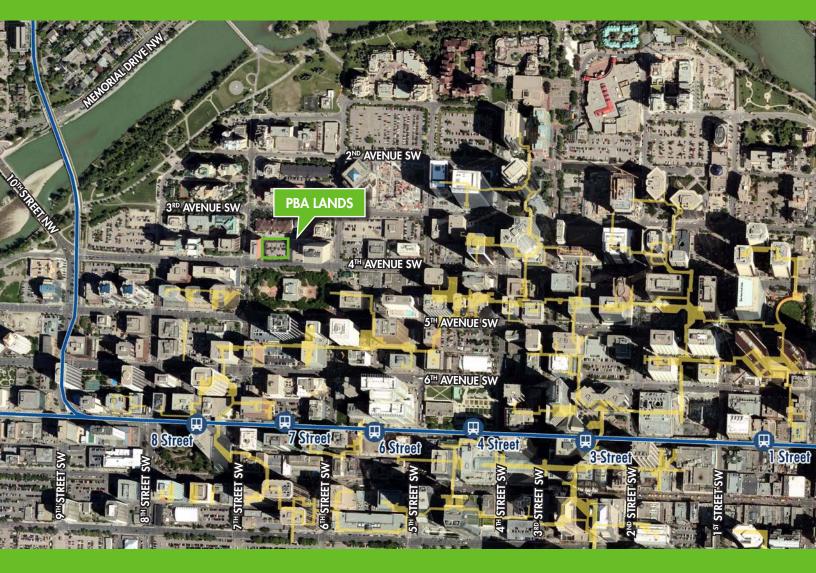
The PBA Lands is being offered for sale without a list price. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the property. The Vendor is now prepared to respond to expressions of interest to purchase the property as they are received by CBRE. The Vendor reserves the right to establish a specific date for the submission of expressions of interest to purchase the property at any time during the marketing process without notice.

PROPERTY DETAILS

LEGAL DESCRIPTION	SITE SIZE
A1; 13; 31-32	4,298 SF
A1; 13; 33	3,255 SF
A1; 13; 34	3,255 SF
A1; 13; 36	3.254 SF
A1; 13; 36	3,254 SF
A1; 13; 37-38	6,509 SF
	TOTAL: 23,825 SF



INVESTMENT OPPORTUNITY



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