



PBA LANDS
736 4TH AVENUE SW



PROPERTY DETAILS

PARCEL	MUNICIPAL ADDRESS	LEGAL DESCRIPTION	SITE SIZE
A	724 4 th Avenue SW	A1; 13; 31-32	4,298 SF
B	726 4 th Avenue SW	A1; 13; 33	3,255 SF
C	728 4 th Avenue SW	A1; 13; 34	3,255 SF
D	730 4 th Avenue SW	A1; 13; 36	3,254 SF
E	732 4 th Avenue SW	A1; 13; 36	3,254 SF
F	736 4 th Avenue SW	A1; 13; 37-38	6,509 SF
TOTAL:			23,825 SF

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



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

- ▶ Excellent opportunity to acquire a well-located future development site situated in Calgary's Downtown core
- ▶ Ability to develop 190,600 SF of commercial, residential or mixed-use density
- ▶ Currently generating parking income through the lease of 80 surface stalls to a strong-covenant tenant

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.

INVESTMENT OPPORTUNITY



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