



**INVESTMENT/
OWNER USER
OPPORTUNITY**

LACEY COURT

344 12TH AVENUE SW



THE OFFERING

CBRE Limited, on behalf of Enjay Holdings Alberta Ltd. is pleased to present for sale a 100% freehold interest in 344 12th Avenue SW, a 2-storey suburban office building comprised of 7,440 SF of net rentable area, strategically situated in Calgary's Beltline suburban office market.



PROPERTY DETAILS

ADDRESS:	344 12 th Avenue SW
LEGAL ADDRESS:	Plan C; Block 84; Lots 49, 50 and 51
COMMUNITY:	Beltline
NRA:	7,440 SF
OCCUPANCY:	57%
TOTAL SITE SIZE:	10,454 SF (0.24 Acres)
LAND USE DESIGNATION:	CC-X (Centre City Mixed-Use)
BASE FAR:	5.0 ⁽¹⁾
POTENTIAL DENSITY:	83,635 SF

⁽¹⁾8.0 FAR for residential/mixed-use development

INVESTMENT HIGHLIGHTS

- ▶ Unique 2-storey character building situated in the trendy Beltline neighbourhood, with frontage and exposure onto 12th Avenue SW
- ▶ Property offers convenient access to 4th and 5th Street SW, the primary roadways connecting the Beltline to the Downtown Core
- ▶ Surrounded by abundant amenities within the immediate vicinity and within walking distance to the Downtown Commercial Core and the LRT Line



OFFERING PROCESS

Lacey Court is being offered for sale without a list price and without a fixed date for the submission of expressions of interest to purchase the Property. The Vendor is now prepared to respond to offers. The Vendor reserves the right to select a date for the submission of expressions of interest to purchase the Property in the future without notice. 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.



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