



**FOR SALE**  
**PBA DEVELOPMENT SITE**

**CONTACT US**

National Investment Team | **Calgary**

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## INVESTMENT HIGHLIGHTS

- + The PBA Development Site represents a unique opportunity to acquire a strategically-located redevelopment site situated in the downtown core
- + The property is located within walking distance to the 7th Avenue LRT corridor, The CORE shopping centre and the numerous amenities situated along Stephen Avenue Mall
- + Commercial and residential developments offer the greatest allowable density for the property to a maximum of 20.0 FAR
- + Demand for inner-city living will continue to strengthen as The City of Calgary maintains its densification initiative
- + The buildings on the site are leased to multiple tenants, which provides holding income to the property



## DEVELOPMENT INFORMATION

Land Use Designation:	CR20-C20/R20 (Commercial Residential District)
Base FAR:	3.0
Max FAR:	20.0
Total Site Size:	26,016 SF
Potential Density:	520,320 SF

## INCOME INFORMATION

Number of Buildings:	4
Total NRA:	19,542 SF
Current Occupancy:	63%
2017 Projected NOI:	\$76,967



## PROPERTY SUMMARY

Address	Site Size	NRA
410 6 <sup>th</sup> Street SW	3,240 SF	2,000 SF
400 6 <sup>th</sup> Street SW	3,252 SF	5,131 SF
404 6 <sup>th</sup> Street SW	3,265 SF	N/A
631 4 <sup>th</sup> Avenue SW	4,878 SF	949 SF
625 4 <sup>th</sup> Avenue SW (Phillips Building)	11,381 SF	11,462 SF
<b>TOTAL</b>	<b>26,016 SF</b>	<b>19,542 SF</b>



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## 2 1 3 OFFERING PROCESS

The PBA Lands are being offered without a list price and without a fixed date for the submission of expressions of interest to purchase. The Vendor is now prepared to respond to offers as they are received. Following the execution of the Vendor's form of a Confidentiality Agreement ("CA"), qualified prospective purchasers will be provided with access to detailed information on the property hosted on a web-based document delivery site.

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