

CBRE

FOR SALE



THE OFFERING

CBRE Limited is pleased to present a rare opportunity to acquire a well-located, 0.32-acre future development Site located in Calgary's northeast community of Winston Heights/Mountview. 2202 Edmonton Trail NE & 408 21st Avenue NE (the "Site" or "Edmonton Trail Development Lands") is comprised of two parcels improved with a flex-office building and a detached residential house, providing purchasers with holding income.

INVESTMENT HIGHLIGHTS

- ▶ Excellent opportunity to acquire a corner site with direct frontage onto Edmonton Trail NE, providing exposure to over 18,000 vehicles per day
- ▶ Ability to obtain additional density based upon land use redesignation similar to the surrounding sites
- ▶ Improved with a flex-office building and a detached residential house, providing purchasers with holding income
- ▶ Within walking distance to abundant amenities along Centre Street and 16th Avenue/TransCanada Highway

PROPERTY SUMMARY

2202 Edmonton Trail NE

LEGAL DESCRIPTION	Plan 419R; Block 6; Lots 30-31
COMMUNITY	Winston Heights/Mountview
SITE SIZE	0.17 Acres (7,497 SF)
EXISTING LAND USE	DC 113Z2006

408 21st Avenue NE

LEGAL DESCRIPTION	Plan 419R; Block 6; Lots 28-29
COMMUNITY	Winston Heights/Mountview
SITE SIZE	0.14 Acres (6,243 SF)
EXISTING LAND USE	M-C1

Potential Land Use Redesignation^[1]

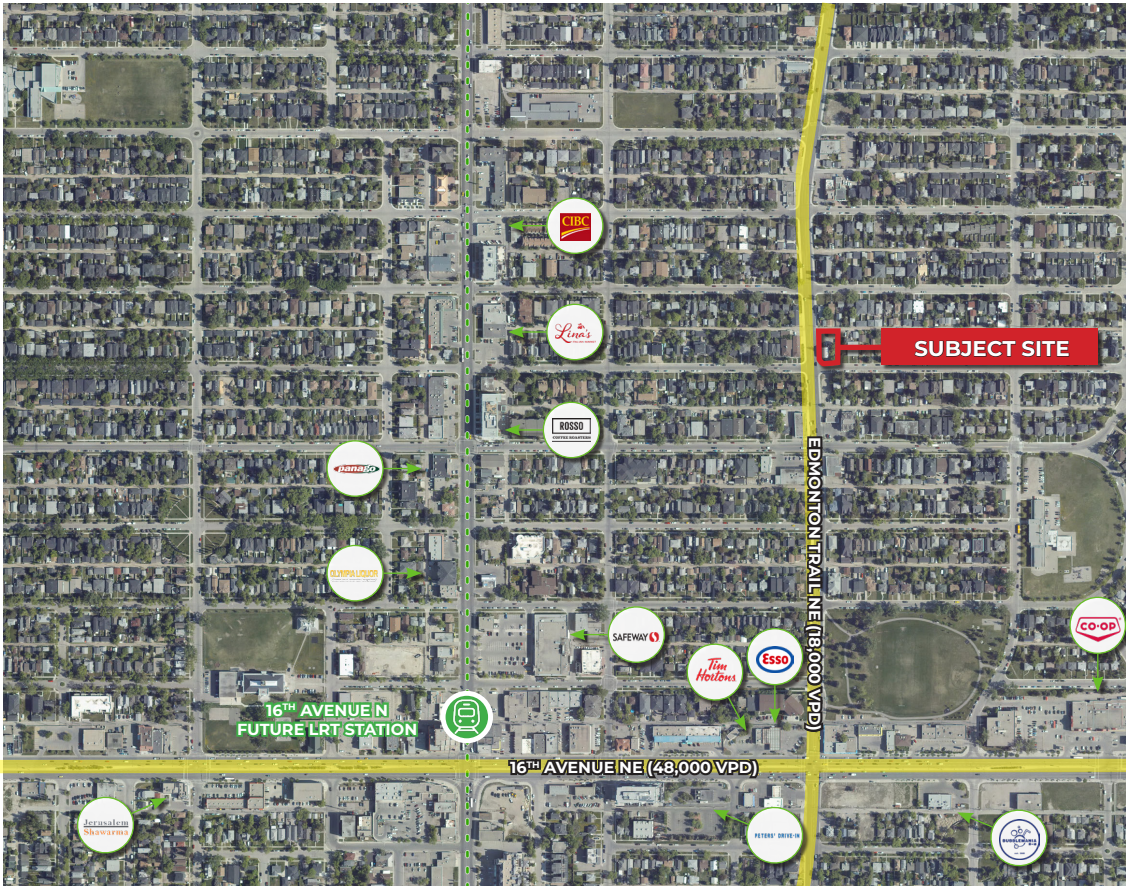
POTENTIAL ZONING	MU-1 (Mixed-use - General District)
POTENTIAL FAR	3.5
POTENTIAL HEIGHT	20 Metres
POTENTIAL DENSITY	48,090 SF

^[1]Based on similar sites in the immediate area

TOTAL SITE SIZE: 0.32 ACRES (13,740 SF)

OFFERING PROCESS

Edmonton Trail Development Lands is being offered with a list price of \$1,700,000 and no fixed-date for the submission of expressions of interest. Offers will be dealt with as they are received. The Vendor reserves the right to establish a date for the submission of expressions of interest to purchase the property at any time during the marketing process without notice.



2020 Demographics		1km Radius
2020 Population		11,295
2025 Projected Population		11,804
Population Growth		4.5%
Rented Dwellings		48.5%
Average Household Income		\$118,277
Nearby Amenities		Metres
Lina's Italian Market		400
Safeway Beacon Heights		800
North Hill Co-op		900
Tops Supermarket		1,200
Major Centres		Drive-Time
SAIT		8 minutes
Downtown Core		10 minutes
University of Calgary		13 minutes
YYC International Airport		18 minutes

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