

# 321

## 10<sup>TH</sup> STREET NW

CALGARY, AB

**PRIME DEVELOPMENT  
SITE LOCATED IN THE  
HEART OF KENSINGTON**



**JUDICIAL SALE LISTING**

# CBRE

## THE OFFERING

CBRE Limited has been appointed by the Court of Queens Bench of Alberta to offer for sale a 100% freehold interest in 321 – 10<sup>th</sup> Street NW, a rare 15,013 SF development site located along 10<sup>th</sup> Street NW in the heart of Kensington. The site has excellent exposure with approximately 120 feet of frontage along 10<sup>th</sup> Street, a prominent north-south roadway connecting to Kensington Road, the Downtown Core and 16<sup>th</sup> Avenue NW (Trans-Canada Highway).

## PROPERTY DETAILS

Municipal Address	321 - 10 <sup>th</sup> Street NW
Legal Description	Plan 5609J; Block J; Lot 21 - 24
Submarket	Hillhurst
Size	15,013 SF (0.34 Acres)
Current Land Use Designation	C-COR1 f2.8h13 (Commercial - Corridor 1)

## INVESTMENT HIGHLIGHTS

- ▶ Excellent opportunity to acquire a prime 15,013 SF development parcel situated in the heart of Kensington, with exposure to 15,000 vehicles per day along 10<sup>th</sup> Street NW
- ▶ Located in one of Calgary's most dynamic mixed-use residential communities, providing convenient access to a wide array of amenities, including multiple restaurants and retail shops in the vibrant Kensington market, the Sunnyside LRT Station, the Downtown Core and the Southern Alberta Institute of Technology
- ▶ Situated within the Transit Oriented Development Area and is identified as Urban Mixed-Use within the Hillhurst/Sunnyside ARP, which aims to promote high density, mixed-use developments
- ▶ Surrounded by examples of similar sites which have been successfully developed



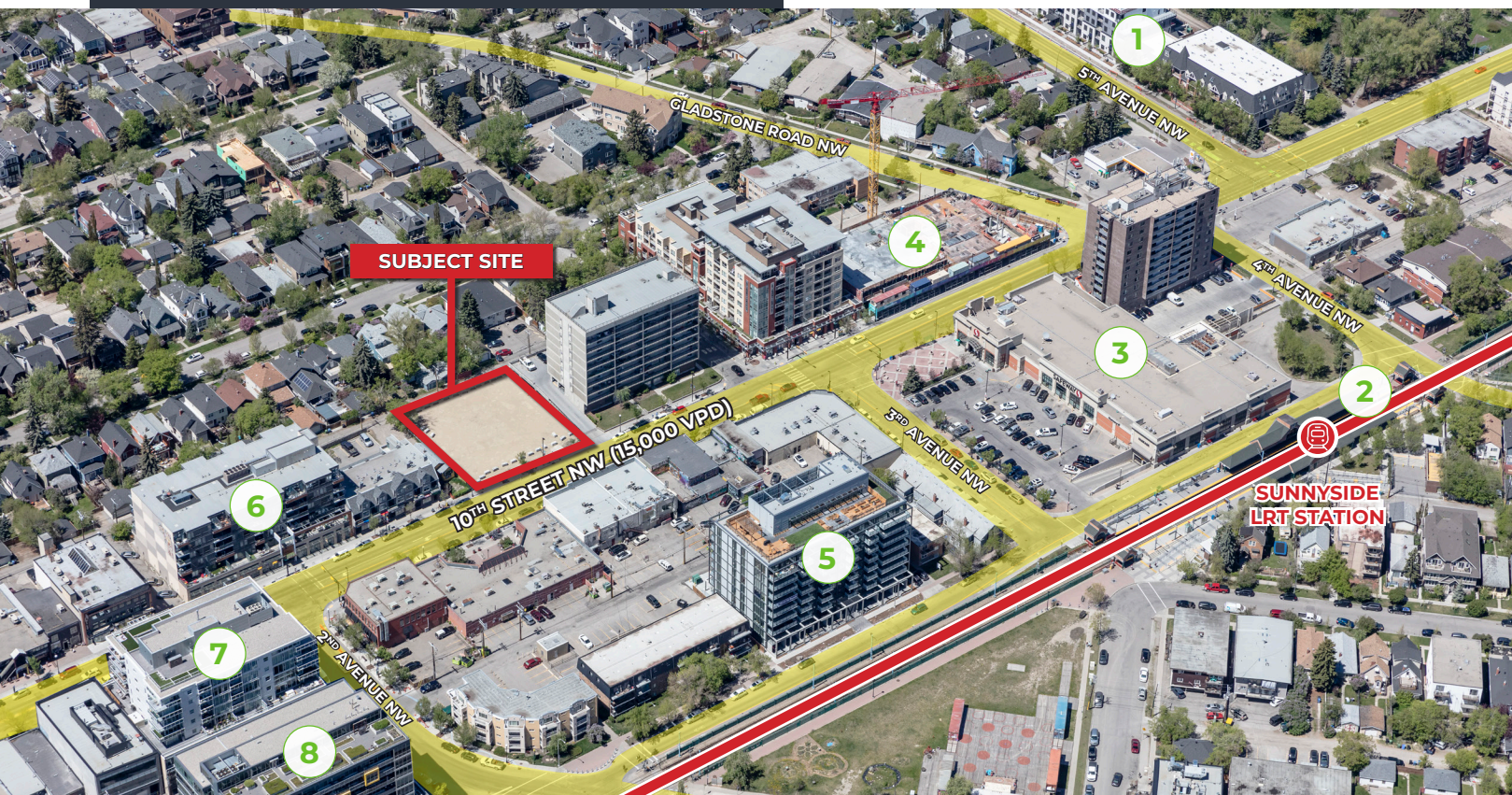
## NEARBY AMENITIES AND DEVELOPMENTS

- 1 VIC on 5th by Spray Group
- 2 Sunnyside LRT Station
- 3 Safeway Kensington Calgary
- 4 The Theodore by Graywood
- 5 Annex by Minto
- 6 The Kensington by Bucci
- 7 Lido by Battistella
- 8 Pixel by Battistella

## OFFERING PROCESS

321 – 10<sup>th</sup> Street NW is being offered for sale by way of Judicial Sale process. The Property is being marketed for sale at a listed price of \$8,300,000.

The Plaintiff named in the Redemption Order-Judicial Listing is now prepared to support an offer to purchase the Property submitted on its pre-approved form, subject to satisfactory pricing and other terms. A copy of the pre-approved form of offer will be made available to prospective purchasers by the Listing Agent upon request. Notwithstanding form or content, any offer to purchase is the subject to the approval of the Court of Queen's Bench of Alberta.



FOR MORE INFORMATION, PLEASE CONTACT:

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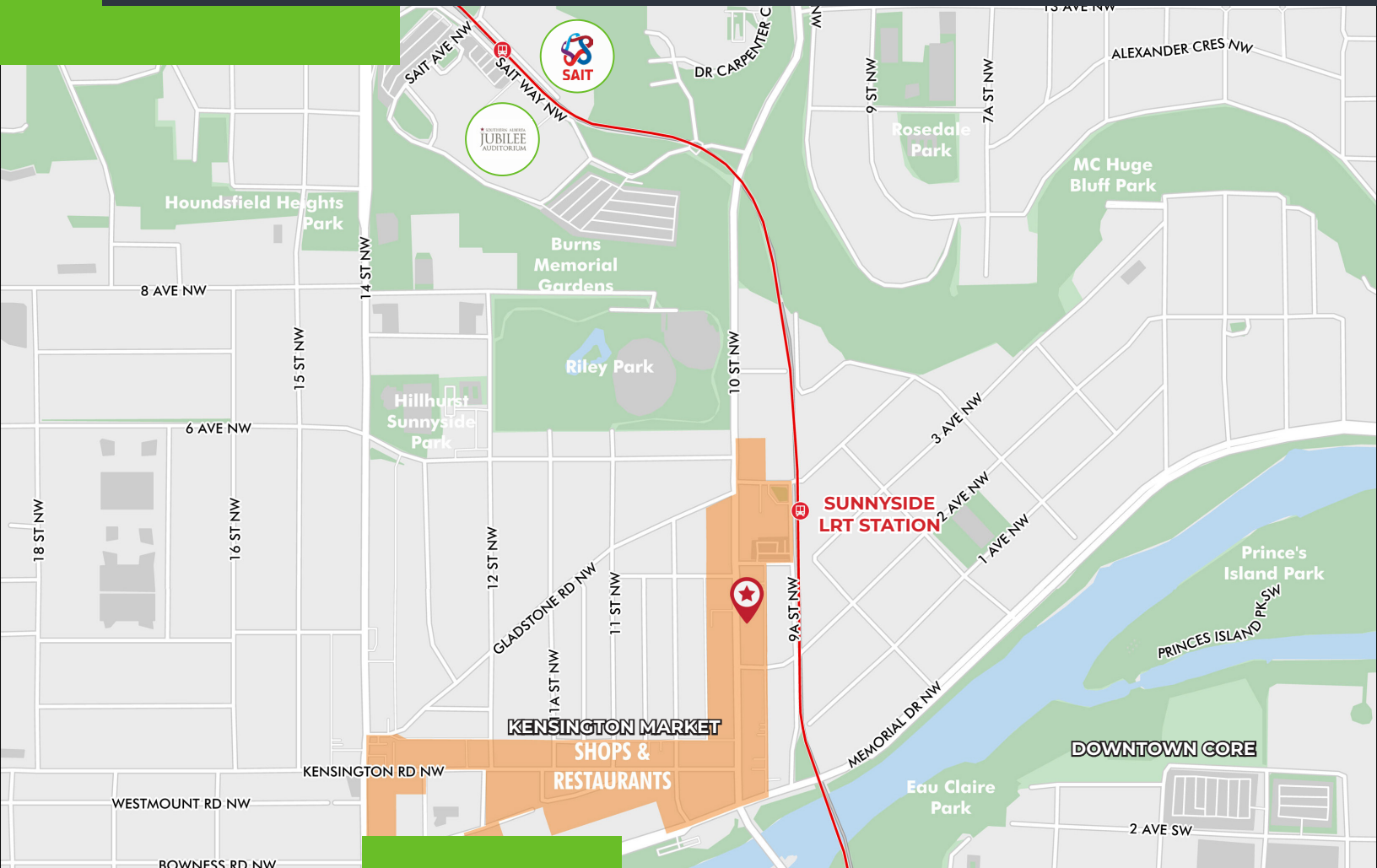
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