



For Sale
**Riverview
West**

EXCELLENT OPPORTUNITY TO ACQUIRE 1.22 ACRES OF DEVELOPMENT LAND IN CALGARY'S DOWNTOWN EAST VILLAGE DISTRICT

304, 304B, 308, 310 MACLEOD TRAIL SE & 310, 314, 318, 322, 328 4TH AVENUE SE

RIVERVIEW WEST

The Offering

CBRE Limited is pleased to present the opportunity to acquire a well-located 1.22 acre future development site, situated in Calgary's Downtown East Village community. The site offers direct access off of 4th Avenue SE and Macleod Trail SE, two of Calgary's prominent thoroughfares that connect with the Downtown Core. This location has exposure to a wide array of amenities, including the Real Canadian Superstore, the Bow River Pathway System, Eau Claire Market, new Calgary Public Library, and only three blocks from the LRT line. With the surrounding amenities and superior access, this offering presents an excellent opportunity to develop multi-family residential and has a land use designation that supports approximately 372,000 SF of future density.

Potential 443 Unit Multi-Family Residential Development



Investment Highlights

- + Excellent opportunity to acquire a corner development site in Calgary's Downtown East Village community
- + Situated on the corner of 4th Avenue SE and Macleod Trail SE, the site offers efficient access and egress from two of Calgary's prominent thoroughfares
- + The site provides a developer with more than 372,000 SF of potential density and is well-located to support multi-family residential
- + Proximity to amenities include the Real Canadian Superstore, the Bow River Pathway System, Eau Claire Market, Calgary Public Library and only three blocks from the LRT line

Property Details

Address	304, 304B, 308, 310 Macleod Trail SE 310, 314, 318, 322, 328 4 th Avenue SE
Submarket	Downtown East Village
Site Size	1.22 Acres (53,143,201 SF)
Land Use Designation	CC-ET Centre City East Village Transition District
Existing FAR per Section 124B of the Subject Land Use District	7.0
Max FAR*	10.0
Potential Density at Existing FAR of 7.0	372,002 SF

*In order to achieve the potential FAR, a prospective purchaser would need the total gross floor area transferred from a designated Municipal Historic Resource pursuant to the Historical Resources Act to a minimum of 3.0 floor area ratio, as per the land use description

Location Highlights

- 1** East Village
- 2** 4th Avenue Flyover
- 3** Calgary Central Library
- 4** Calgary Municipal Building
- 5** Real Canadian Superstore
- 6** Calgary City Hall
- 7** Bow Valley College
- 8** Olympic Plaza
- 9** Memorial Drive
- 10** Glenbow Museum
- 11** TELUS Convention Centre
- 12** Bridgeland
- 13** Harry Hays Building
- 14** Bow River Pathway System
- 15** Downtown Core



Potential Development Details

Maximum FAR	7.0
Number of Towers	2
Number of Units	443
Storeys	20 + 23
Residential GFA	371,668 SF
Podium GFA	65,384 SF
Commercial NRA	14,348 SF
Parking Stalls	414 Units

*Previously approved development in 2015

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Calgary, AB

Offering Process

Riverview West 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.

Contact Us

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