

124

7th Avenue SE





The Offering

CBRE's National Investment Team – Calgary (“CBRE”), on behalf of 1286889 Alberta Ltd. (the “Vendor”), is pleased to offer for sale a 100% freehold interest in 124 – 7th Avenue SE (the “Property”).

124 – 7th Avenue SE is a free-standing, six-storey former hotel building located in Calgary’s central core area along the 7th Avenue Light Rail Transit (LRT) corridor. The Property is now vacant and being offered for sale on a clear-title basis.

The Property offers prospective purchasers the opportunity to acquire a centrally located, redevelopment property in the downtown core.

Investment Highlights

- + 1913 Edwardian-style structure comprising a steel-framed masonry construction with a detailed, ornamental terracotta façade, formerly the 100-room, 50 bath St. Regis Hotel, designated a Municipal Historic Resource in 2008
- + The Property has the potential to be converted into an alternative use. If converted to residential space, the Property may be eligible for a grant of up to \$75 PSF from the City of Calgary (up to a maximum of \$10M per property)
- + The Property is located with proximity to various retail amenities along Stephen Avenue (8th Avenue SW), Telus Sky Tower, The Bow and Olympic Plaza
- + The Property is located directly across 7th Avenue SE from the Centre Street LRT Train Station. Additionally, the Property is within a short commute to all major arterial route’s ingress and egress to and from Downtown Calgary



Property Details

Municipal Address	124 7 th Avenue SE
Submarket	Downtown Core
Year Built	1913
Site Size	0.15 Acres (6,506 SF)
Total NRA	37,776 SF
Land Use	CR20-C20/R20
Storeys	6
Designation	Municipal Historic Resource Object No.: 4664-0262



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Offering Process

St. Regis Hotel 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 receive submissions of interest to purchase. 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.

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