

Stampede Station Lands

PRIME BELTLINE DEVELOPMENT SITE | FOR SALE

232 15th Avenue SE, Calgary, AB

The Offering

CBRE Limited ("CBRE"), on behalf of the Vendor, is pleased to offer for sale a 100% freehold interest in Stampede Station Lands located at 232 15th Avenue SE, Calgary, AB (the "Property" or the "Lands"). The Property consists of a prime development site totaling 1.76 acres (76,783 SF) and has direct exposure to Macleod Trail North. The offering presents developers an opportunity to acquire a premier site that is currently being utilized as a surface parking lot, providing interim holding income.

Investment Highlights



Prime development site with excellent exposure to Macleod Trail North and over 25,000 VPD



Located directly across from Victoria Park LRT station, BMO centre expansion and event centre



Efficient site layout with ability to support 600,000+ SF of developable area on base FAR



230 surface parking stalls providing interim holding income



Property Details

Municipal Address	232 15 th Avenue SE, Calgary, AB
Site Size	1.76 Acres (76,783 SF)
Land Use	CC-X
Base FAR	8.00 FAR
Maximum FAR	12.00 FAR
Parking Stalls	230 Surface Stalls
Base Density	614,264 SF
Max Density	921,396 SF

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Offering Process

Stampede Station Land is being offered for sale without a list price. Prospective purchasers are invited to submit expressions of interest to purchase to CBRE. Offers will be reviewed as they are received.

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.

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