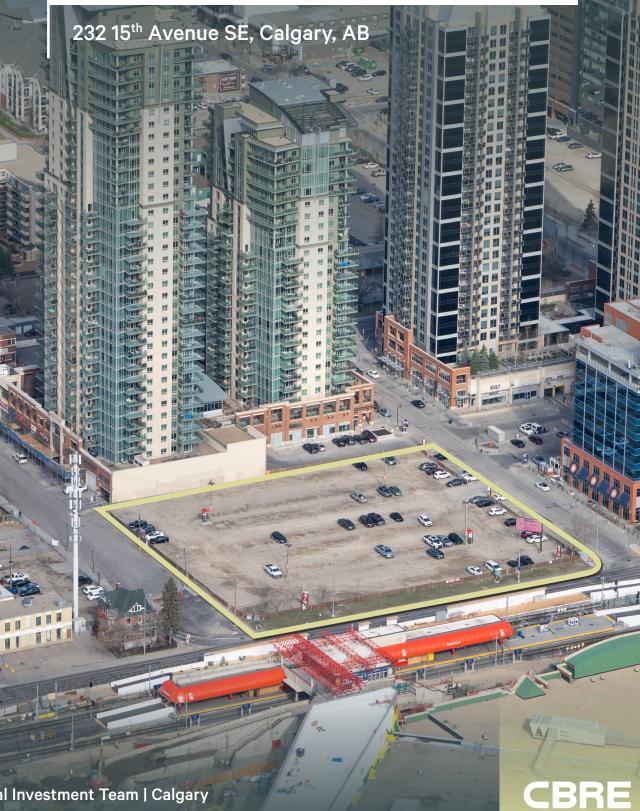
Stampede Station Lands

PRIME BELTLINE DEVELOPMENT SITE | FOR SALE



National Investment Team | Calgary

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



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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

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230 surface parking stalls providing interim holding income



Property Details

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

Stampede Station Lands

PRIME BELTLINE DEVELOPMENT SITE | FOR SALE

232 15th Avenue SE, Calgary, AB

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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