

Bridgeland Development Lands

PRIME OPPORTUNITY TO ACQUIRE 0.88 ACRES OF DEVELOPMENT LAND WITH HOLDING INCOME IN ONE OF

CALGARY'S MOST DESIRABLE INNER-CITY COMMUNITIES



Location Aerial



The Offering

CBRE Limited is pleased to present an excellent opportunity to acquire a 0.88-acre future development site situated in one of Calgary's most desirable and rapidly developing community of Bridgeland. The site offers direct frontage and access onto 4th Street NE (Edmonton Trail NE), one of the main south-bound roadways connecting Calgary's northern communities to the Downtown Core. Furthermore, this location offers an extensive array of amenities including various restaurants and cafés along 1st Avenue NE, the Bow River Pathway System, the Real Canadian Superstore, and the Bridgeland Memorial LRT Station.

Property Details

Municipal Addresses	201-217 4 th Street NE	431 2 nd Avenue NE	TOTAL
Site Size	0.74 Acres 32,417 SF	0.14 Acres 5,983 SF	0.88 Acres 38,400 SF
Land Use Designation	MU-2 f4.0h34	M-C2	
Max FAR	4.0	2.5	3.8
Max Potential Density at 4.0 FAR	129,668 SF	14,958 SF	144,626 SF

Investment Highlights

- + Excellent opportunity to acquire a prominent development site in one of Calgary's most desirable inner-city neighbourhood of Bridgeland, spanning close to a full city-block of 0.88 acres
- + Currently leased to a mix of retail and office tenancies, providing purchasers with holding income during the development planning process
- + Direct frontage onto 4th Street NE, one of the main south-bound roadways providing access for Calgary's northern communities to the Downtown Core
- + Proximity to abundant amenities including restaurants and cafés along 1st Avenue NE, the Bow River Pathway System, St. Patrick's Island Park, the Real Canadian Superstore and the Bridgeland Memorial LRT Station



WalkScore



BikeScore



TransitScore

Bridgeland Development Lands

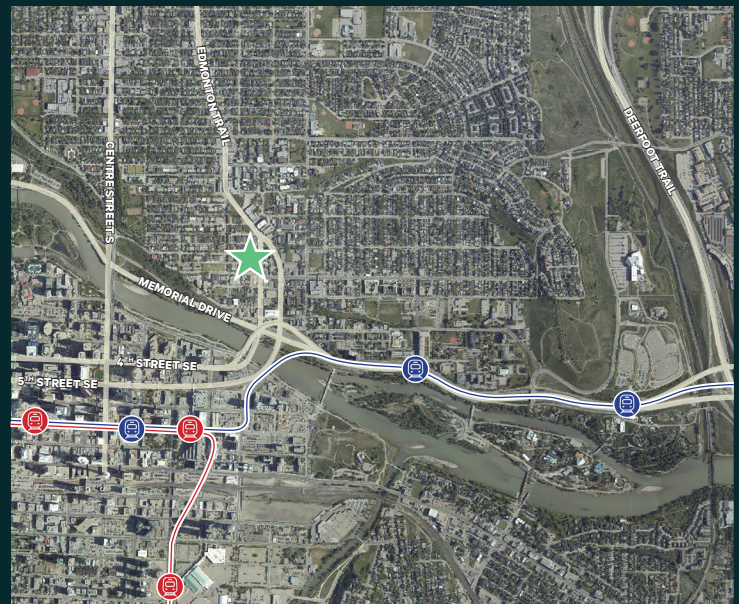
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Offering Process

Bridgeland Development Lands 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.



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CALGARY

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