

# 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 COMMUNITY'S



# 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 4<sup>th</sup> 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 1<sup>st</sup> Avenue NE, the Bow River Pathway System, the Real Canadian Superstore, and the Bridgeland Memorial LRT Station.

## Property Details

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

## 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 4<sup>th</sup> 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 1<sup>st</sup> 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

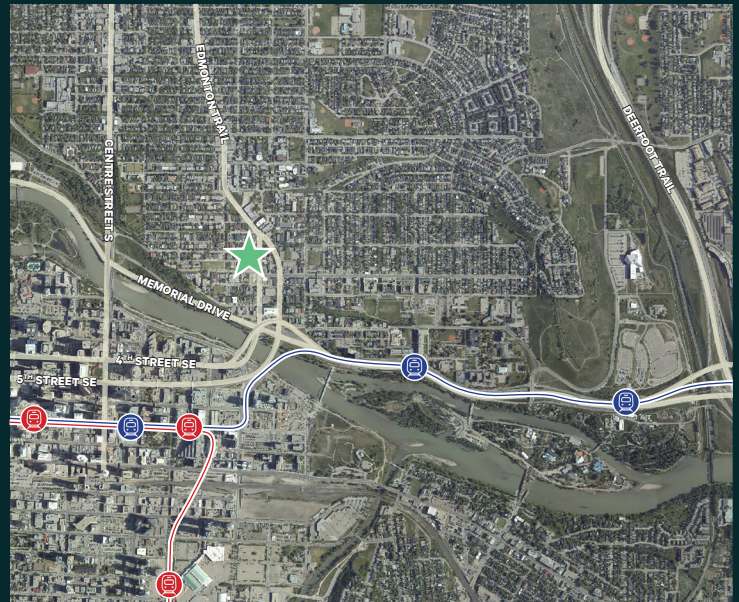
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## Offering Process

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.



## Contact Us

**Duncan MacLean**  
Senior Vice President  
+1 403 750 0800  
duncan.maclea@cbre.com

**Richie Bhamra**  
Senior Vice President  
+1 403 303 4569  
richie.bhamra@cbre.com

**Geoff Mar**  
Senior Vice President  
+1 403 750 0512  
geoff.mar@cbre.com

**Tyler Allen**  
Vice President  
+1 403 750 0521  
tyler.allen@cbre.com

**Drew Redekopp**  
Sales Associate  
+1 403 750 0504  
drew.redekopp@cbre.com

**Austin Croft**  
Senior Financial Analyst  
+1 403 716 2344  
austin.croft@cbre.com

**Thomas Lee**  
Senior Financial Analyst  
+1 403 716 2346  
thomaslee@cbre.com

**Aaron Seyoum**  
Financial Analyst  
+1 403 750 0801  
aaron.seyoum@cbre.com

**Meagan Pitre**  
Client Services Assistant  
+1 403 294 5703  
meagan.pitre@cbre.com

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CALGARY

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