

CBRE

4th Avenue Development Land

634 - 636 4th Avenue SW & 312 - 314 6th Street SW



The Offering

CBRE Limited (“CBRE”) is pleased to present an opportunity to acquire the 4th Avenue Development Land located at 312 – 314 6th Street SW & 634 – 636 4th Avenue SW (the “Property” or “Site”), a 0.45-acre (19,595 SF) prime future development site located on the northeast corner of 6th Street SW and 4th Avenue SW – the primary west-bound roadway providing access from Downtown Calgary to the vibrant inner-city Northwest communities of Kensington and Sunnyside. The Site is within a few city blocks from the LRT Stations along 7th Avenue and provides convenient access to notable areas including Eau Claire, Prince’s Island Park, the Bow River pathways as well as the Downtown Commercial Core.

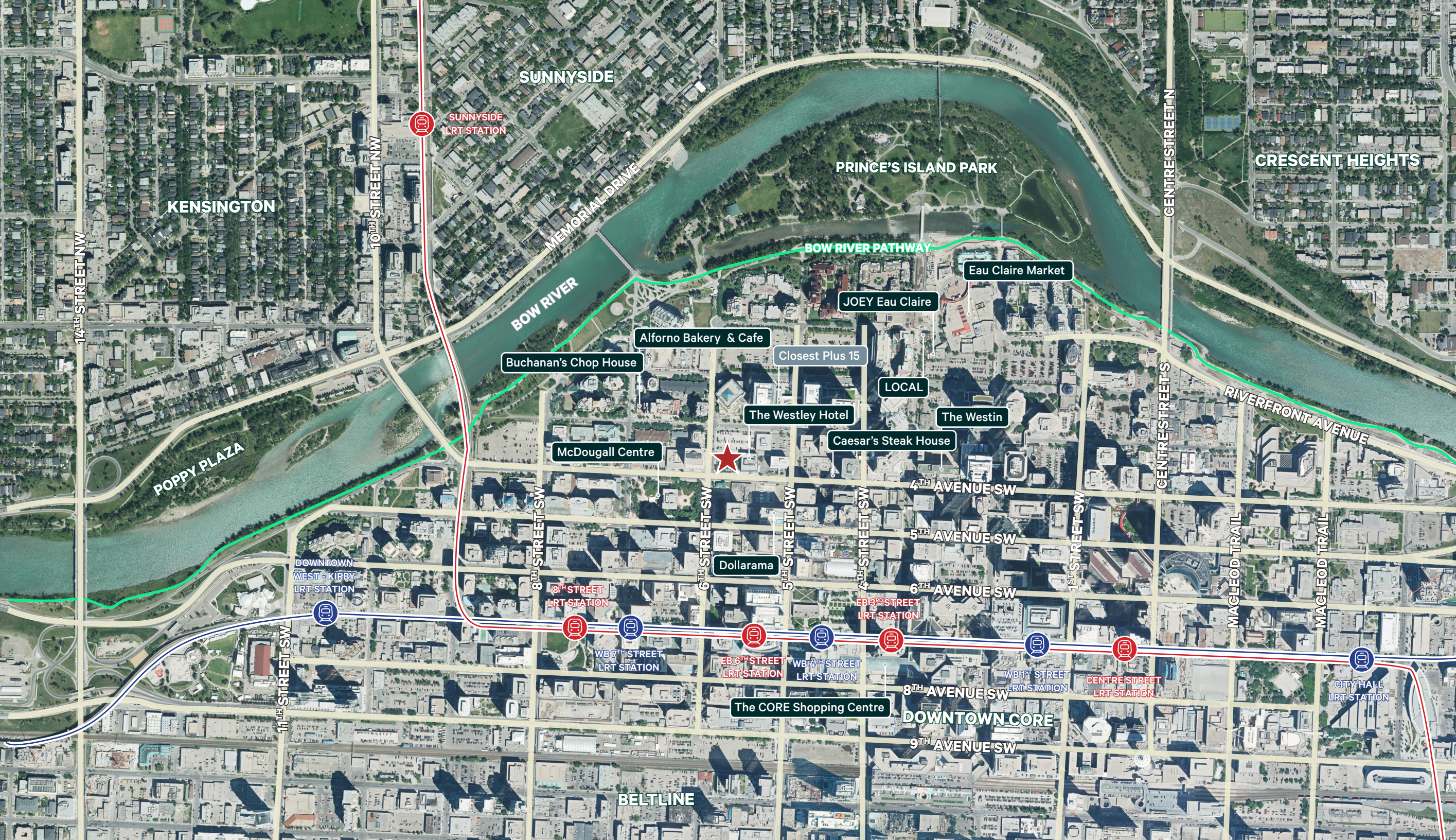
Investment Highlights

- + Conveniently located in the Calgary’s Downtown Core along 4th Avenue SW, providing excellent access to numerous amenities and notable areas including the Bow River Pathways, Eau Claire, and the CORE Shopping Centre
- + The Property has 151 feet of frontage along 4th Avenue SW
- + The Site provides holding income generated from a 53 stall surface parking lot
- + Current land use designation allows for a development of up to a max FAR of 20

Property Details

Municipal Address	312 - 314 6 th Street SW & 634 - 636 4 th Avenue SW
Legal Description	8053EJ;14; H, I, G, E & SA1; 14; 36; 37
Submarket	Downtown Commercial Core
Site Size	19,595 SF (0.45 Acres)
Current Land Use	DC 281D2016 (Direct Control)
Base FAR	3.0
Max FAR With Bonusing	20.0





Location Highlights

- + 3 blocks from the east and west bound LRT stations
- + 4 blocks from Calgary's Bow River Pathway and Eau Claire Park
- + 20 Minute drive to Calgary International Airport (YYC)
- + 6 Minute drive to Deerfoot Trail
- + 10 Minute drive to 16th Avenue (Trans-Canada Highway)



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The 4th Avenue Development Land 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

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CBRE

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C A L G A R Y

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