

CBRE

National Investment Team
CALGARY

FOR SALE
708 - 712
12TH AVENUE SW
CALGARY, AB

MIXED-USE
DEVELOPMENT SITE IN
CALGARY'S VIBRANT
BELTLINE DISTRICT

THE OFFERING

CBRE's National Investment Team – Calgary ("CBRE"), is pleased to present the exceptional opportunity to acquire a 100% freehold interest in 708 – 712 12th Avenue SW (the "Property" or the "Site"), a 16,720 SF (0.38-acre) development site located in the heart of Beltline – one of Calgary's most vibrant inner-city communities, surrounded by a dynamic blend of residential, green spaces and an abundant selection of restaurants, cafés, bars and shopping establishments. The Property is ideally located within steps to the Safeway grocery store and is within walking distance to the Downtown Commercial Core, providing convenient access to the LRT Line. The Property is being offered for sale on a clear title basis.

INVESTMENT HIGHLIGHTS



Ideally located within Calgary's trendy neighbourhood of Beltline, with convenient access to some of Calgary's most notable restaurants, grocery stores, entertainment establishments, green spaces and public transportation



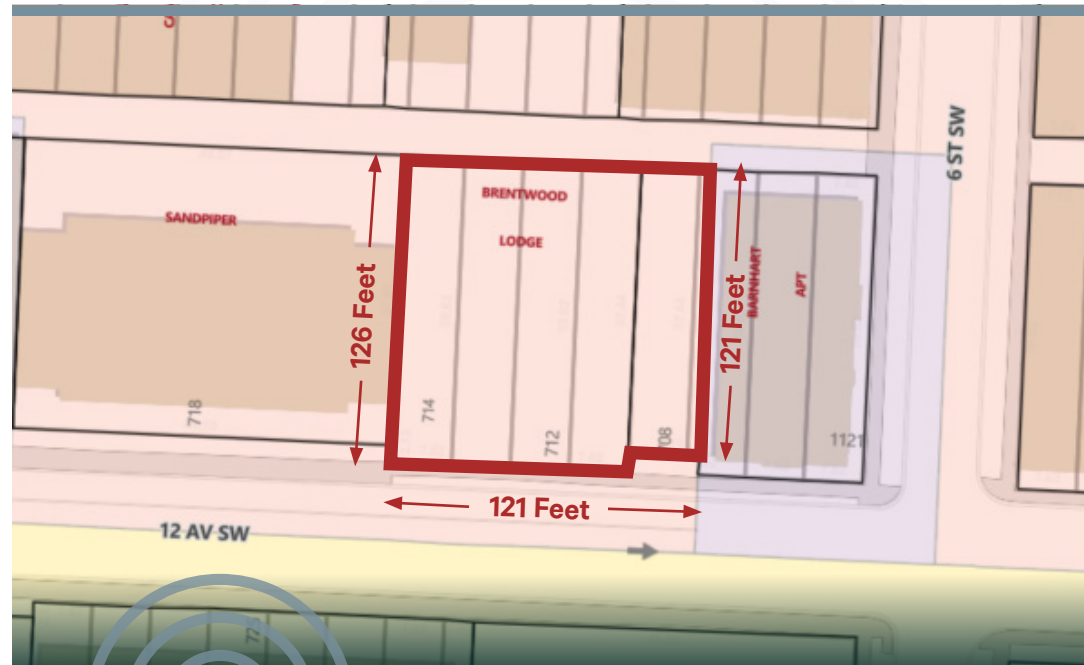
The Site provides holding income generated from a 48-stall surface parking lot that is currently being managed by Impark



The Property has approximately 121 ft of frontage along 12th Avenue SW, a busy one-way, 3-lane eastbound road

PROPERTY DETAILS

Municipal Address	708 - 712 12 th Avenue SW, Calgary, AB
Legal Description	SA1;72;23-28
Submarket	Beltline
Site Size	16,720 SF (0.38 Acres)
Site Dimensions	121 Feet of Frontage, 126 Feet of Depth
Land Use	CC-X
Base FAR	8.0
Max FAR	12.0
Potential Density at Base FAR	133,760 SF
Potential Density at Max FAR	200,640 SF
Property Tax (Estimated 2024)	\$84,670





17TH AVENUE RETAIL & ENTERTAINMENT DISTRICT

Best Western Plus Suites Hotel

Jelly Modern Donuts

Bonterra Trattoria

MEC

Safeway

Noble Pie

Marriott Residence Inn Hotel

708-712

SKA Thermal Spa

REGRUB

Orchard

6TH STREET SW

Last Best Brewing & Distilling

Stable

17TH AVE SW

12TH AVENUE SW

17TH AVENUE SW

10TH AVENUE SW

9TH AVENUE SW

LRT LINE

Residence Inn Marriott



708 - 712

12TH AVENUE SW

CALGARY, AB

National Investment Team

CALGARY

OFFERING PROCESS

The Property is being offered for sale without a list price or bid date. 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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