

# ELEVENTH AVENUE

DEVELOPMENT LAND

CALGARY, AB



National Investment Team  
CALGARY

**CBRE**

## THE OFFERING

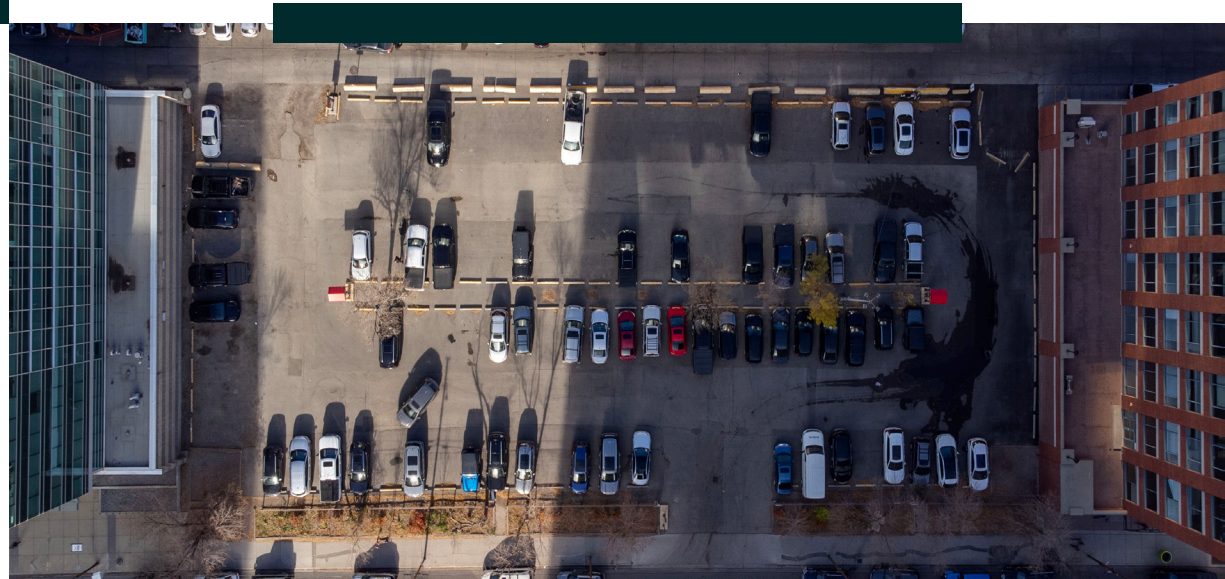
CBRE Limited (“CBRE”) is pleased to present the excellent opportunity to acquire the Eleventh Avenue Development Land located at 330 – 11<sup>th</sup> Avenue SW (the “Property” or “Site”), a 0.82-acre (35,758 SF) prime future development site located along 11<sup>th</sup> Avenue SW, and in between 2<sup>nd</sup> and 4<sup>th</sup> Street SW, in the heart of the Beltline. The Site provides excellent access to the Downtown Commercial Core via 4<sup>th</sup> Street SW and is within a few city blocks from the LRT Stations along 7<sup>th</sup> Avenue. The Site is in an amenity filled corridor within the Beltline that offers ease of access to numerous greenspaces, parking options, and notable bars and restaurants.

## PROPERTY DETAILS

<b>Municipal Address</b>	330 11 <sup>th</sup> Avenue SW, Calgary, AB
<b>Legal Description</b>	Plan A; Block 67; Lots 33 to 43 Inclusive
<b>Submarket</b>	Beltline
<b>Site Size</b>	0.82 Acres (35,758 SF)
<b>Land Use District</b>	CC-X (Centre City Mixed Use District)
<b>Base FAR</b>	5.0 FAR (178,790 SF)
<b>Max FAR</b>	8.0 FAR (286,064 SF)
<b>Current Use</b>	116 Surface Parking Stalls

## INVESTMENT HIGHLIGHTS

- + Conveniently located in the heart of the Beltline along 11<sup>th</sup> Avenue SW, providing excellent access to numerous amenities and notable areas including 17<sup>th</sup> Avenue SW, Central Memorial Park, and the CORE Shopping Centre
- + The Site provides holding income that helps off-set any costs during the development planning phase from a 116-stall paved surface parking lot
- + Current land use designation allows for a base FAR of 5.0 up to an 8.0 FAR, providing flexible development opportunities
- + The Property offers approximately 270 feet of frontage along 11<sup>th</sup> Avenue SW and is located directly behind Craft Beer Market, Rodney’s Oyster House and National on 10<sup>th</sup>



## LAND USE DISTRICT

The CC-X District, allows for a base density of 5.0 FAR and 8.0 FAR, where the additional floor area above 8.0 FAR is used for residential. In accordance with the rules governing Centre City Bonus Overlays (i.e. Land Use Bylaw 2P80, Part 11, Division 7) the maximum floor area may be further increased to 12.0 where the additional density above 8.0 may only consist of units or Hotel guest room or both. However, this requires the provision of items or payments to The City, outlined in the Incentive Density Calculations Method found within Part 12.

CALGARY STAMPEDE GROUNDS

MNP COMMUNITY & SPORT CENTRE

MACLEOD TRAIL

FIRST STREET MARKET

17<sup>TH</sup> AVENUE SW

CENTRE STREET S

DISTRICT AT BELTLINE

CENTRAL MEMORIAL PARK

12<sup>TH</sup> AVENUE SW

1<sup>ST</sup> STREET SW

VINTAGE CHOPHOUSE & TAVERN

13<sup>TH</sup> AVENUE SW

2<sup>ND</sup> STREET SW

HIGH PARK

11<sup>TH</sup> AVENUE SW

4<sup>TH</sup> STREET SW

NATIONAL ON 10<sup>TH</sup>

CRAFT

RODNEY'S OYSTER HOUSE

10<sup>TH</sup> AVENUE SW



# ELEVENTH AVENUE DEVELOPMENT LAND

CALGARY, AB

OFFERING PROCESS

Eleventh 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 via our virtual data room.

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**  
Executive Vice President  
+1 403 750 0800  
duncan.macleam@cbre.com

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

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

**Ken Westhaver**  
Senior Vice President  
+1 403 750 0501  
ken.westhaver@cbre.com

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

**Drew Redekopp**  
Associate Vice President  
+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

**Patrick Dea**  
Financial Analyst  
+1 403 750 0801  
patrick.dea@cbre.com

**Meagan Pitre**  
Marketing Specialist  
+1 403 294 5703  
meagan.pitre@cbre.com

# CBRE

National Investment Team  
CALGARY

© 2024 CBRE Limited. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE Limited. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[www.nitcalgary.com](http://www.nitcalgary.com)