710, 706, & 640 10 Avenue, Calgary T2R 0A9

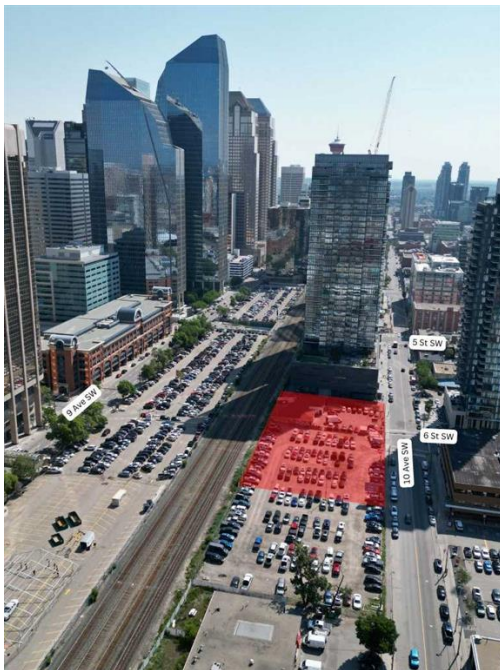|						
MLS®#:	**A2066729**	Area:	**Beltline**	Listing Date:	**09/08/23**	List Price: **$13,508,600**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association: **Fort McMurray**

General Information

Prop Type:	**Land**			DOM	**254**
Sub Type:	**Commercial Land**			Layout	
City/Town:	**Calgary**	Finished Floor Area		Beds:	**0**
Year Built:	**0**	Abv Sqft:	**0**	Baths:	**0.0 (0 0)**
Lot Information		Low Sqft:		Style:	
Lot Sz Ar:	**48,000 sqft**	Ttl Sqft:			
Lot Shape:				Parking	
				Ttl Park:	**0**
Access:				Garage Sz:	
Lot Feat:	**Rectangular Lot**				
Park Feat:					

Utilities and Features

Roof:	Construction:
Heating:	Flooring:
Sewer:	Water Source:
Ext Feat:	Fnd/Bsmt:
Kitchen Appl:	
Int Feat:	
Utilities:	

Room Information

Room	Level	Dimensions	Room	Level	Dimensions

Legal/Tax/Financial		

Title:		Zoning:
Fee Simple		**CC-X**
Legal Desc:	**9312636**	

Remarks		

Pub Rmks: **Over one-acre assembly of Prime Development land in Calgary's Beltline District with tremendous development potential. CC-X zoning allows for a blend of commercial, residential, and mixed-use projects, similar to the renowned project by Marriot on the adjacent site. A base density of 5.0 FAR + 3.0 Bonus allows you to maximize your development footprint. This increasingly rare site with a total 300 ft street frontage offers a strategic downtown advantage with excellent visibility. Start planning your development today, in the thriving Calgary market and in the heart of this diversified economic hub. The location offers unparalleled proximity to major business centers, retail hubs, and cultural attractions. Record breaking in-migration and a resurgence in urban development cements the growth potential with infrastructure projects and revitalization initiatives all through the city core. Take advantage of Calgary's growing population, young, entrepreneurial vibe, and rapidly evolving cityscape. Call for more details.**

Inclusions: **N/A**

Property Listed By: **REAL BROKER**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

160 ft (+/-)

710

706

640

300 ft (+/-)