

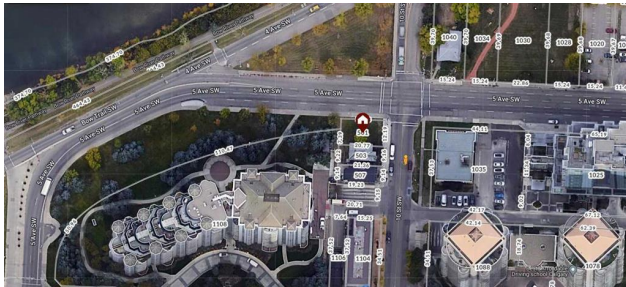


THE
A-TEAM

**RE/MAX
FIRST**

501 10 Street, Calgary T2P 2B8

MLS® #: **A2067635** Area: **Downtown West End** Listing Date: **08/19/23** List Price: **\$625,000**
Status: **Pending** County: **Calgary** Change: **-\$13k, 20-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Land**
Sub Type: **Commercial Land**
City/Town: **Calgary**
Year Built: **0**
Lot Information
Lot Sz Ar: **1,968 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

274
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<u>Legal/Tax/Financial</u>					

Title: **Fee Simple**
Legal Desc: **SA1**
Zoning: **CM**

Remarks

Pub Rmks: **Calgary Downtown West End prime land for development, residential, commercial. Zone : DC 47Z92, High Density Residential / Medium-Low Density Commercial. 1968 sf. 61ft exposure on 5th Ave, 33ft exposure on 10th Street, Rectangular flat lot. Build residential stand alone house in downtown or develop commercial enterprise with levy to Deferred Servicing Agreement with the city. No other land like this available. Only other Downtown land on MLS is at \$21.2M/acre. We priced this at \$13.2M/acre.**

Inclusions: **N/A**
Property Listed By: **First Place Realty**

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

5 AVENUE 10 STREET SW CALGARY



Address:	5 Avenue 10 Street SW Calgary	<ul style="list-style-type: none"> Two bright restaurant units for lease with excellent exposure to the busy 5th Avenue SW downtown Built to suit and can be customized to meet business specifications.
Subdivision:	Downtown West End	
Zoning:	DC (Direct Control)	
Year Built:	2023 (Estimate August 2023)	
Total Available Area:	3,144 +/- sf	
Main Floor (Unit 101):	1,544 +/- sf	
2 nd Floor (Unit 201):	1,600 +/- sf	
Heating:	Forced Air	

