

8080R 9 Avenue, Calgary T2B 0A1

MLS®#: **A2102148** Area: **Belvedere** Listing Date: **01/17/24** List Price: **\$10,140,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Commercial Land**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **588,931 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM
339
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking
 Ttl Park: **0**
 Garage Sz:

Access: **Major Shopping Nearby**
 Lot Feat: **Near Shopping Center, Near Public Transit**
 Park Feat:

Utilities and Features

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

Room Information

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

Title: Zoning: **S-FUD**
Fee Simple
 Legal Desc: **0715352**

Remarks

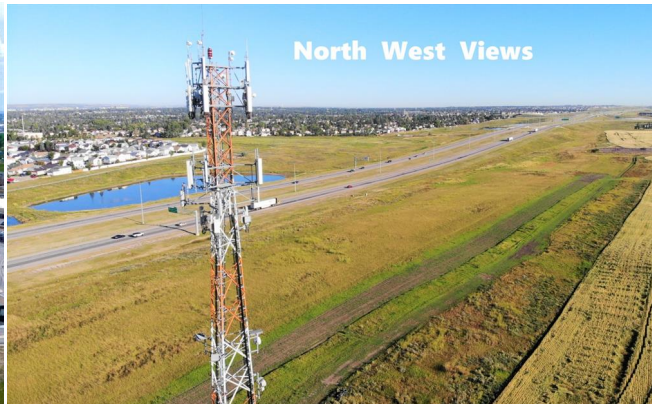
Pub Rmks: **This prime piece of land is centrally located immediately north of East Hills Costco and the RioCan East Hills Shopping Centre and immediately adjacent to new development proposal (133 acres). Lots of growth underway in Belvedere with TriStar Communities Belvedere Rise and Minto East Hills residential neighborhoods well underway, Genesis Huxley community coming soon, and the Memorial Drive Extension Functional Planning Study is in full swing. 13.52 Acres at \$750,00/acre (12.26 acres with adjoining 1.26 acres) in Belvedere ASP with 2,000+ foot frontage to busy Stoney Trail Freeway. Services are nearby. Transit to downtown via Calgary Transit's MAX Purple rapid transit bus route service at East Hills Retail (across street from subject land). This 13.52 acre property is immediately north of the RioCan East Hills Calgary retail development which is located at 17th Avenue SE and Stoney Trail and includes major retailers Costco, Walmart, Cineplex, Marshalls, PetSmart, Michaels, Staples and many others under construction. The 13.52 acre property is currently S-FUD. Primarily Land Value (modular home has**

structural issues). Excellent elevated panoramic south and west mountain and city views. Tenant occupied with cell tower and tenant income, access by appointment only.

Inclusions:
Property Listed By:

NA
Legacy Real Estate Services

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





Belvedere Fire Station

Belvedere Multi Family

