



THE A-TEAM

RE/MAX FIRST

5702 - 5716 2 Street, Calgary T2H 1Y6

MLS® #: A2164096 Area: Manchester Listing: 09/09/24 List Price: \$4,380,000
Status: Pending 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: 25,000 sqft
Lot Shape:

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

DOM
73
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

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

Room Information

Table with 5 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc: 5454AC
Zoning: DC

Remarks

Pub Rmks: A prime land assembly is available in Manchester, Calgary, offering exceptional potential for high-density mixed-use development. Situated near the bustling intersection of Macleod Trail and 55 Avenue SW, the property spans approximately 25,000 square feet and is zoned DC-1 with Permitted Uses of MU-1 (MU-1f8h75), allowing for a wide range of commercial and residential uses (Proposed Plans for 146 Units, permitted). With a FAR of 5.0, which can be expanded to 8.0, developers have the flexibility to create a dynamic project that caters to the growing demand for housing and commercial space in this thriving community. The property's strategic location, combined with the favorable zoning and development potential, presents a unique opportunity for investors and developers seeking to capitalize on Manchester's rapid growth and vibrant lifestyle. The land assembly includes a diverse mix of existing properties, including a 4plex, duplex, single-

family home with a basement suite, and a single-family home. This provides a solid foundation for redevelopment and offers potential rental income during the planning and construction phases. Manchester, a mature and established neighborhood, has experienced significant population growth in recent years, driven by its proximity to major amenities, transportation options, and the area's overall appeal. The demand for housing and commercial space in Manchester continues to outpace the city average, making this land assembly a highly desirable investment opportunity. Land Assembly is currently bringing in \$120,540 Annual Gross Income.

Inclusions:  
Property Listed By:

Fridge, Stove, washer/dryer  
CIR Realty

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



