



THE
A-TEAM

**RE/MAX
FIRST**

5712 - 5716 2 Street, Calgary T2H 1Y6

MLS®#: **A2164720** Area: **Manchester** Listing Date: **09/10/24** List Price: **\$1,750,000**
 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: **12,507 sqft**
 Lot Shape:

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

DOM
9
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

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: Zoning:
Fee Simple **DC (MU-1)**
 Legal Desc: **5454AC**

Remarks

Pub Rmks: **A prime land assembly is available in Manchester, Calgary, offering exceptional potential for mixed-use development. Situated near the bustling intersection of Macleod Trail and 55 Avenue SW, the property spans approximately +/- 12,500 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. 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 full duplex (separate titles), and single-family. 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. This is part of a larger land assembly, see listing A2164096 for more information.

Inclusions:
Property Listed By:

Stove, Fridge, Washer/Dryer
CIR Realty

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



