

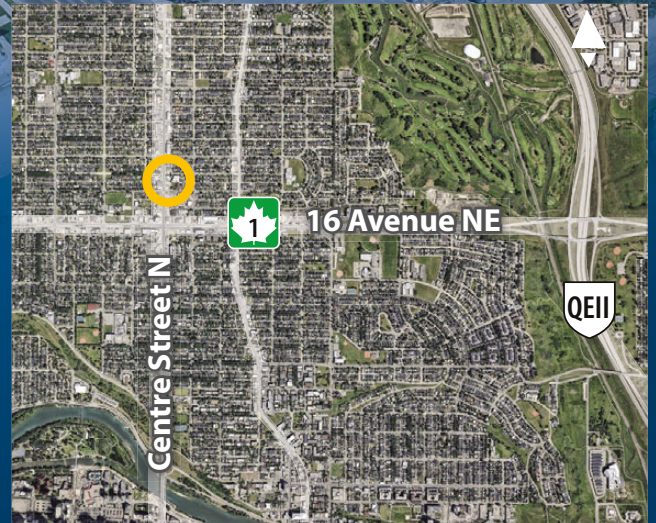
DEVELOPMENT LAND FOR SALE

Centre Street Land 1906 Centre Street NE, Calgary

± 18,750 sq. ft.

- » Excellent location in the community of Tuxedo Park.
- » Corner lot with access from two adjoining roads and back lane, drawing more design options for the developer.

SAFeway



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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c: 403-975-0694

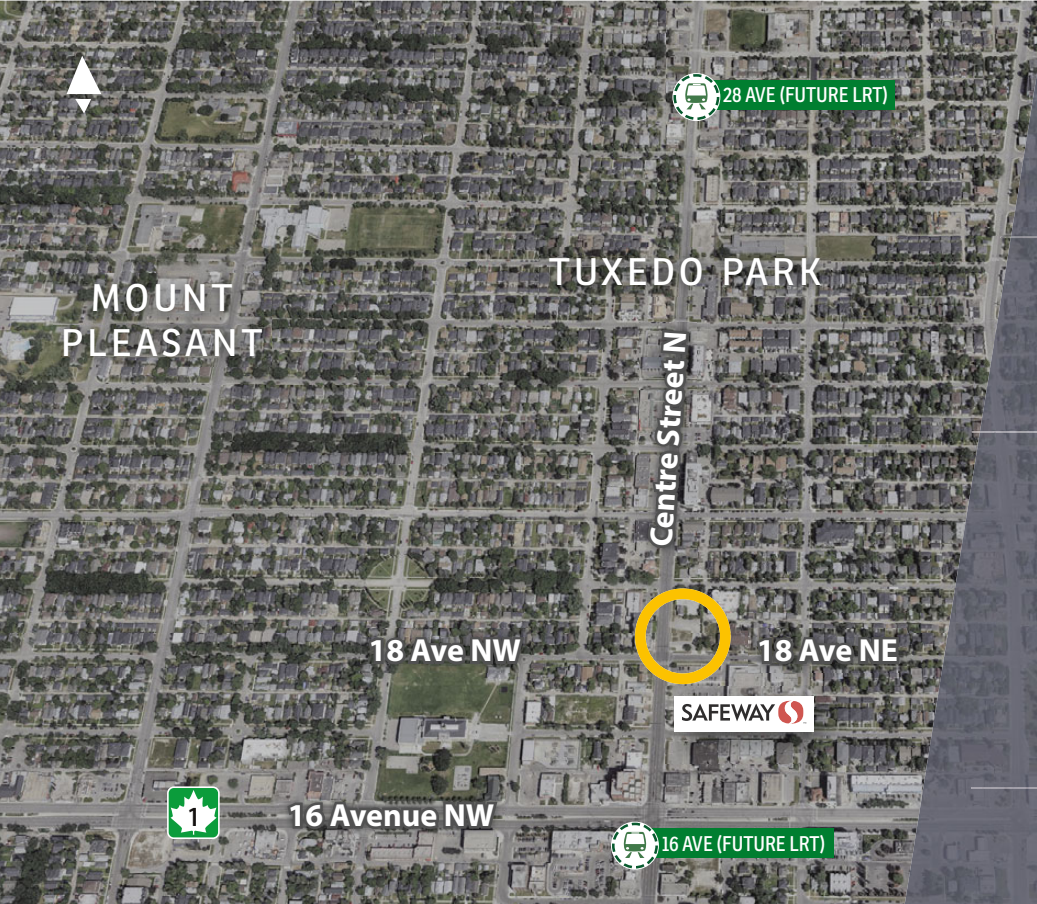
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**BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



AREA DEMOGRAPHICS

(2 km radius)

Population **42,849** Median Age **38.3**

Average Household Income **\$176,020**

Current Consumption / Household

\$16,753 FOOD **\$5,785** HEALTH CARE

\$5,445 RECREATION **\$2,402** PERSONAL CARE

\$5,827 LIQUOR/TOBACCO **\$3,902** CLOTHING

Sources: Statistics Canada

DRIVING TIMES

To Deerfoot Trail **9 min**

To **SAIT** Southern Alberta Institute of Technology **7 min**

To Downtown **9 min**

SALE INFORMATION

ADDRESS:
1906 Centre Street NE, Calgary

COMMUNITY:
Tuxedo Park

LEGAL DESCRIPTION:
Plan 21290; Block 12; Lots 1 to 3

ZONING: DC 6Z2000

SITE AREA: ± 18,750 sq. ft.

FRONTAGE:
» 150' on Centre Street N
» 125' on 18th Avenue NE

PROPERTY TAXES: \$41,692.63 (2025)

PRICE: \$4,750,000



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LOCAL EXPERTISE MATTERS