



1205 - 12 STREET SW, CALGARY, ALBERTA

12TH & 12TH DEVELOPMENT SITE

9,778 Square Feet of development land in the Beltline
neighbourhood of Calgary, Alberta.



INVESTMENT OPPORTUNITY

12th & 12th (the “Site”) represents an exceptional opportunity to acquire a 100% freehold interest in 9,778 square feet (“SF”) of development land in the Beltline neighbourhood of Calgary, Alberta.

The Site represents a shovel ready development opportunity, as there is a pending Development Permit from The City of Calgary to support the development of a boutique mixed-use project. In addition, there is land assemblage potential to the immediate west of the Site, where an additional +/- 6,500 SF of land can be acquired to create higher density development play.

The Site benefits from superior frontage and exposure to 12 Avenue SW. The Site occupies a prominent corner lot position in an urban location that benefits from pedestrian friendly accessibility to numerous grocery stores, restaurants, cafes, and breweries all within walking distance. Available for purchase is a rare opportunity to acquire a development site in a rapidly densifying node, in the highly dynamic Calgary market.

The Site is being offered for sale at asking price of \$3,200,000. For more information, please contact the Advisors.

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DESIRABLE LOCATION IN CALGARY'S BELTLINE

The Site occupies a prominent corner lot position at 12 Avenue SW and 12 Street SW, in the Beltline neighbourhood of Calgary, Alberta.

- Walking distance to several retail amenities including 17th Avenue SW – Calgary's entertainment district
- A 10-minute walk to the Sunalta train station
- Walking distance to the Bow River and the Bow River Pathway
- Within a short drive to other trendy communities including Kensington, Bridgeland and Mission.

AMENITIES

Grocery Stores

- | | | |
|-----------|------------------|----------------------------|
| 1. A-Mart | 2. Calgary Co-Op | 3. Community Natural Foods |
|-----------|------------------|----------------------------|

Restaurants, Bars, and Cafes

- | | | |
|------------------------------|----------------------------------|--------------------|
| 1. A&W | 2. Best of Kin Social | 3. Galaxie Diner |
| 4. Ke Charcoal Grill & Sushi | 5. King of Shawarma | 6. Korean Village |
| 7. McDonalds | 8. Monki Breakfast Club & Bistro | 9. Mucho Burrito |
| 10. Pig & Duke | 11. Pizzeria Gaga | 12. Taste of India |

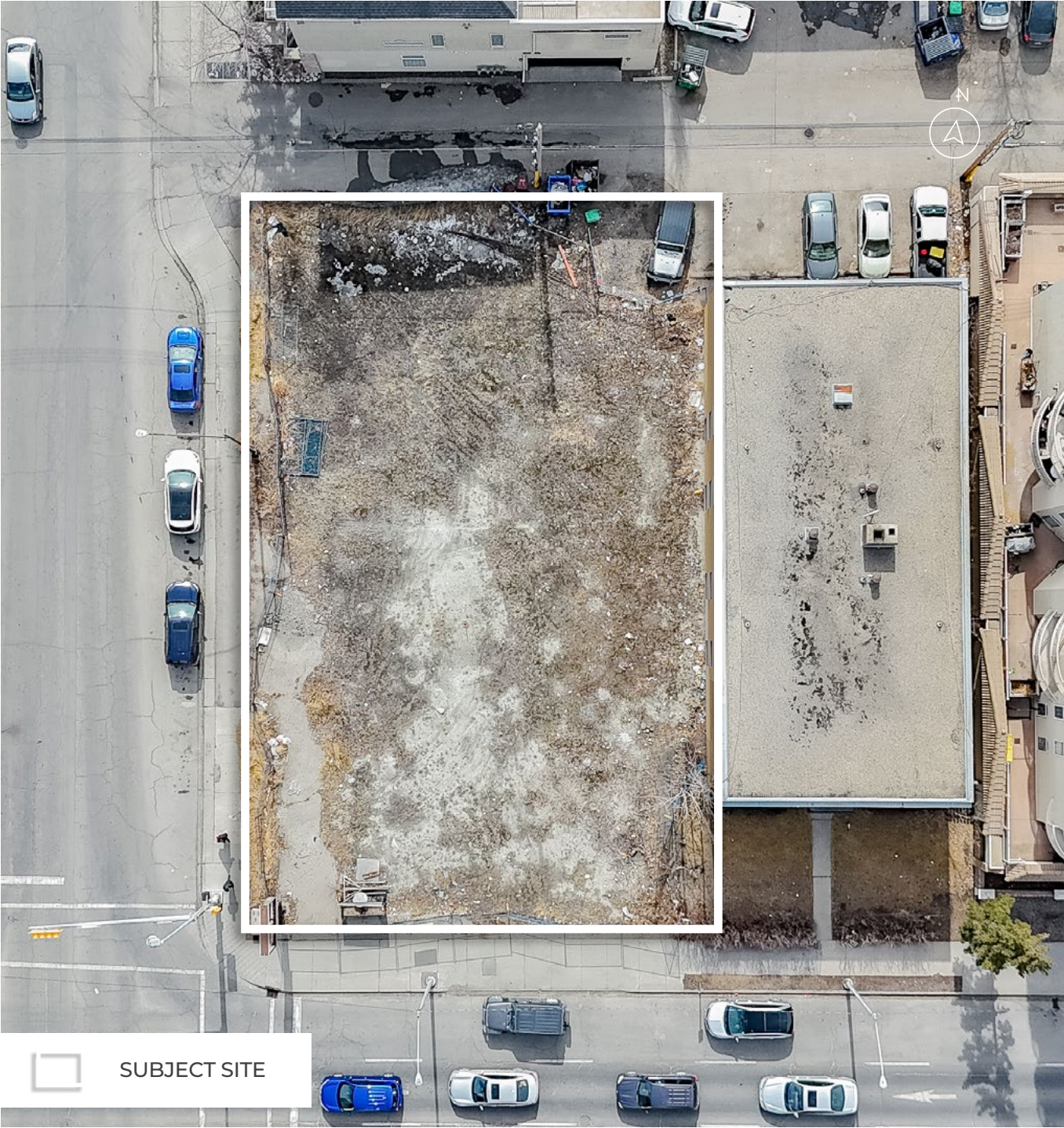
Retail

- | | | |
|------------------------|------------------------------|----------------------------|
| 1. Art of Chiropractic | 2. Circle K | 3. Crowfoot Wine & Spirits |
| 4. Dapper Barbershop | 5. Dollarama | 6. D&M Treatments |
| 7. Jerome Hair Salon | 8. Maple Leaf Pets & Hobbies | 9. Min's Sun Dance Massage |
| 10. New Urban Registry | 11. Pharmasave Jo's Beltline | 12. Red Sea Barber |
| 13. Sids Hair Studio | 14. Staples | 15. Vistek |



SALIENT
FACTS

BELTLINE DEVELOPMENT SITE



BELTLINE
DEVELOPMENT SITE

MUNICIPAL ADDRESS

1205 - 12 Street SW

LEGAL ADDRESS

Plan A1; Block 80; Lot 26-28

POTENTIAL USE

Mixed-Use Development

NEIGHBOURHOOD

Beltline



Site Area

9,778

SF



Zoning

CC-MHX

Centre City
Multi-residential High Rise
Support Commercial District



Floor Area Ratio

5.0

bonusable up to 7.0



Potential Density

48,890

Square Feet

ASSEMBLAGE POTENTIAL

DEVELOPMENT READY

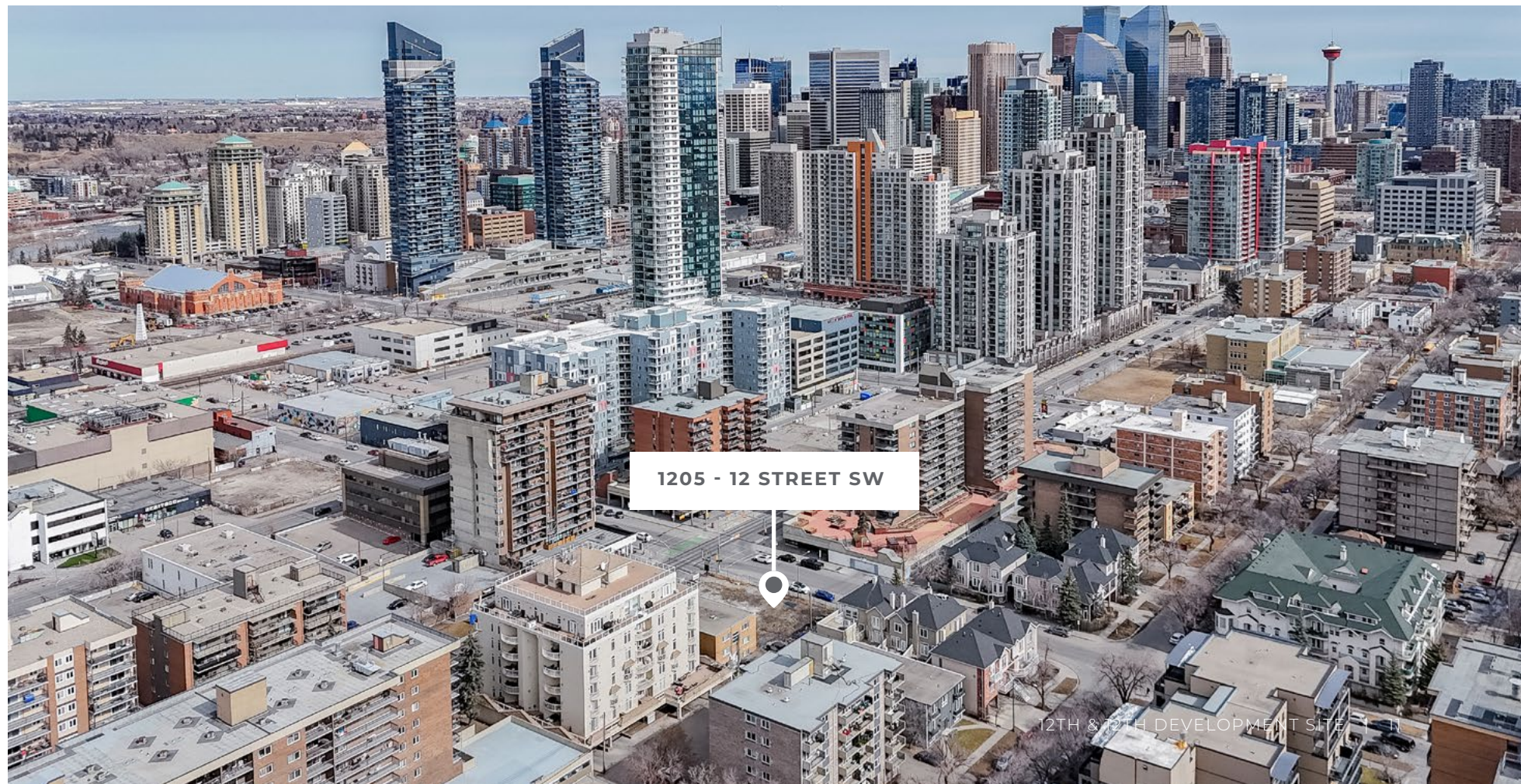
An existing development permit (DP2024-08296) was submitted to the City of Calgary in Nov 2024 and can be transferred providing a shovel ready development opportunity. Current architectural renderings envision two, 4-storey buildings totalling a gross floor area of 16,805 SF.

ASSEMBLAGE POTENTIAL

1309 12 Ave SW, a multi-residential building directly west of the Site, can be acquired increasing the total developable land to +/- 16,300 SF. The land is similarly zoned as **CC-MHX** as the subject Property.



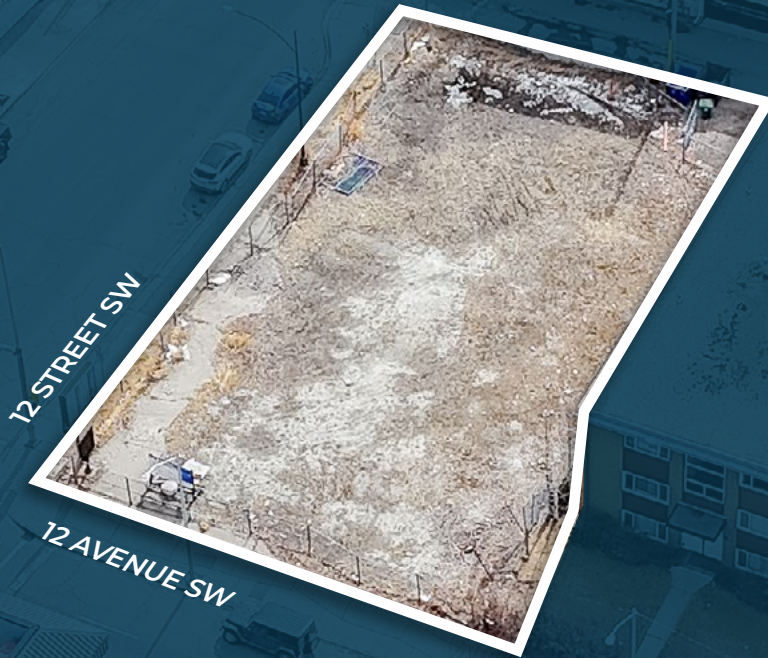
SUBJECT SITE
 ABILITY TO ADD SITE



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