

FUTURE DEVELOPMENT SITE ON 12TH AVENUE SW FOR SALE

213 12th Avenue SW
Calgary



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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 **BARCLAY
STREET**
REAL ESTATE

LOCAL EXPERTISE MATTERS

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CELEBRATING

50
YEARS

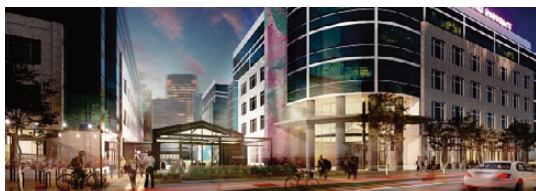
1973-2023



1 HOTEL ARTS

Calgary's premier boutique-style hotel. Located in the heart of the city's emerging arts and entertainment district and steps from Calgary's vibrant business centre.

A short walk from the Saddledome, Studio Bell (National Music Centre), TELUS Convention Centre and other downtown attractions. Cool eateries, boutique shopping and bustling nightlife.



2 THE DISTRICT OF BELTLINE

Three office buildings in the Beltline will be turned into a multi-use hub and will offer office and retail spaces and entertainment experiences for people living and working in the area. Plans include; a market, coffee and beverage spots, office and retail spaces and a dedicated bike storage area.

Officials say nearly 4,000 new residential units are being built or planned for the area and residents can expect concerts, pop-up art installations and other activities once the development is complete.



3 PARK POINT

Park Point is a new condominium by Qualex-Landmark. Located half a block from both Haultain Park and Central Memorial Park, the new condo high-rise is set to be a good spot for those looking to live a fully-fledged, walkable lifestyle in the heart of Calgary's most vibrant urban setting.



4 500 BLOCK

33 storey, 462 unit apartment tower in the Beltline



5 CENTRAL MEMORIAL PARK

Central Memorial Park (also known as Memorial Park) is Calgary's oldest park and is located in the heart of the Beltline. Remembrance Day ceremonies are held here annually on November 11.



6 UNION SQUARE & UNDERWOOD BLOCK

Union Square, the sleek monochromatic industrial grey 25-story condo offers – and will always offer - unobstructed views of the mountains, river valley and downtown in an ever increasingly crowded Beltline skyline.

The Underwood, Calgary's newest apartment rental, means ease of access to the best of what city has to offer – fitness, art, parks, restaurants, shops, and bars. Incredible views, spacious suites, a premier market and world-class fitness & entertainment facilities right on site in Calgary's Beltline.

- » Beltline district south of CBD.
- » City Centre multi-residential high rise development site.
- » 50' x 140'.
- » NNN holding income.
- » Contiguous to Beltline Aquatic and Fitness Centre (City of Calgary) closing in 2022.
- » Located along the future Green Line LRT.



PROPERTY INFORMATION

MUNICIPAL ADDRESS:
213 12th Avenue SW, Calgary

LEGAL DESCRIPTION:
Plan C, Block 86, Lots 13 & 14

LAND USE DESIGNATION:
CC-MH – City Centre Land Use district for multi-residential high rise district.

SITE AREA: 7,000 sq. ft.

SITE DIMENSIONS: 50'x140'

BASE FLOOR AREA RATIO (FAR): 5.0

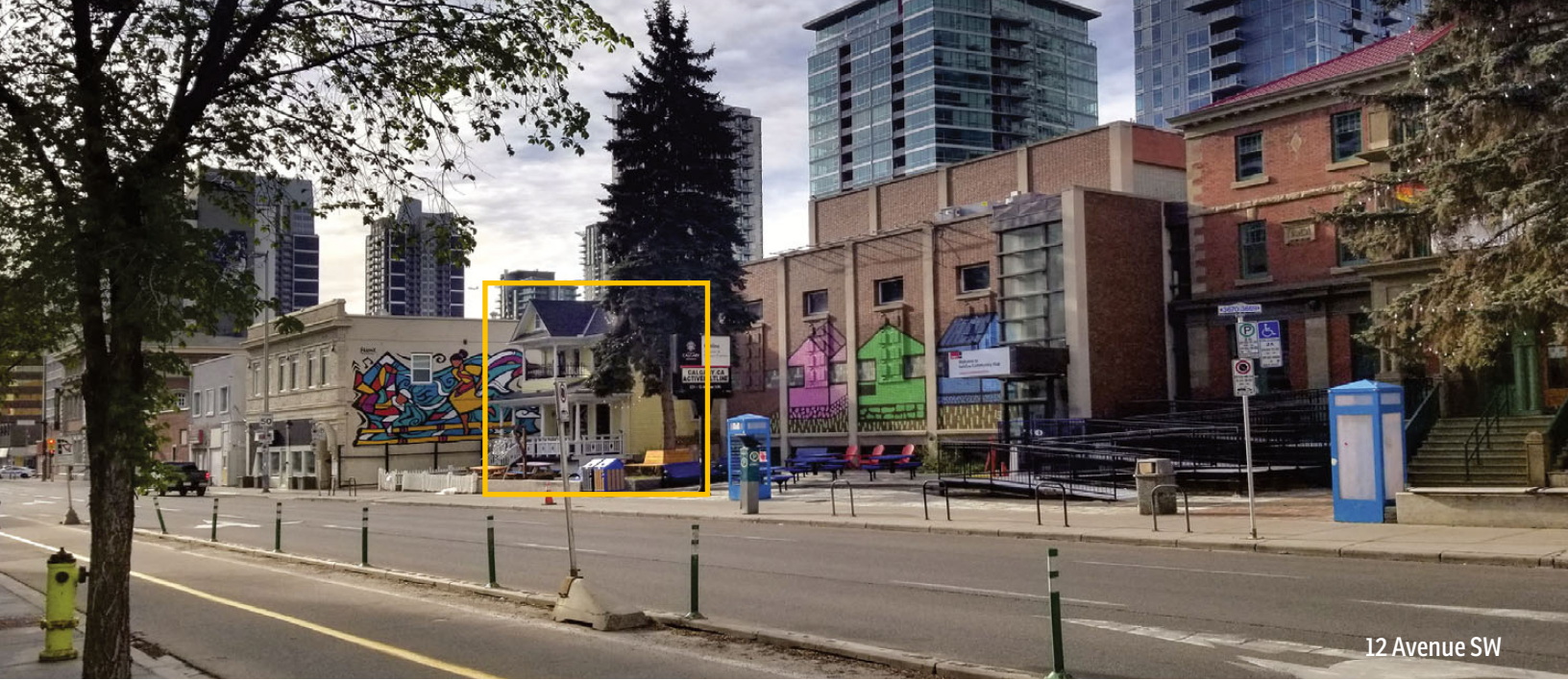
MAXIMUM DENSITY WITH BONUSES: 9.0

FINANCIAL INFORMATION

2024 PROPERTY TAXES: \$49,482.46

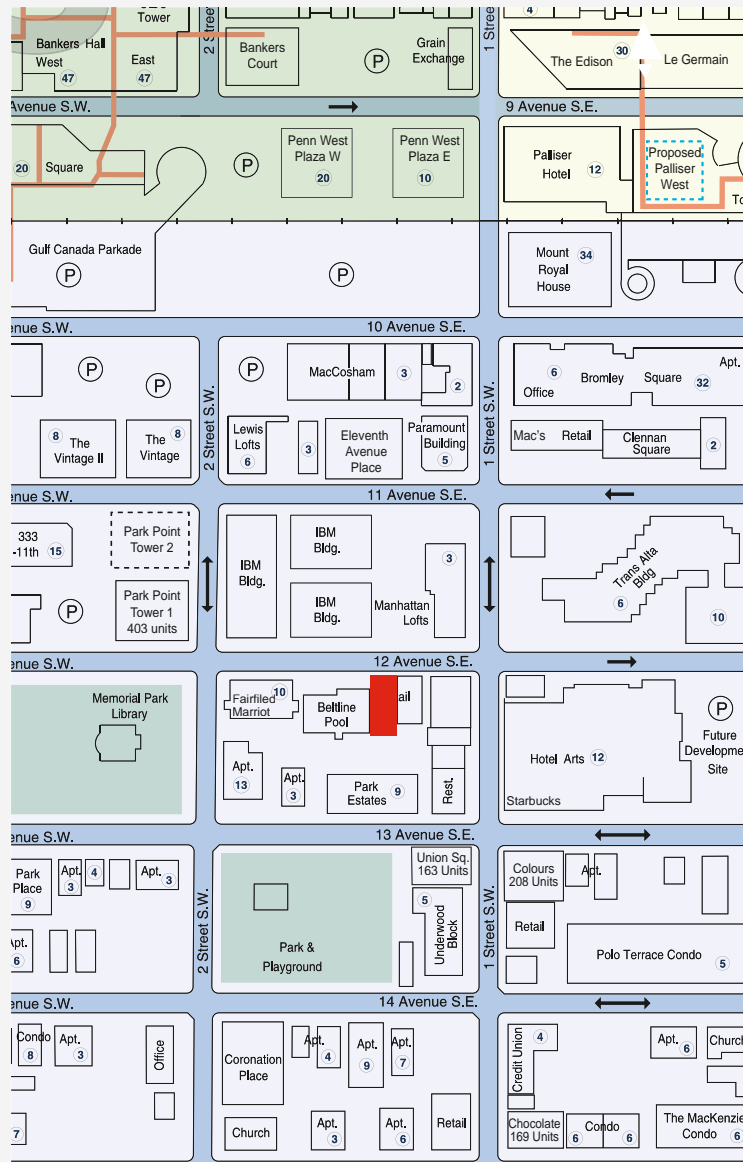
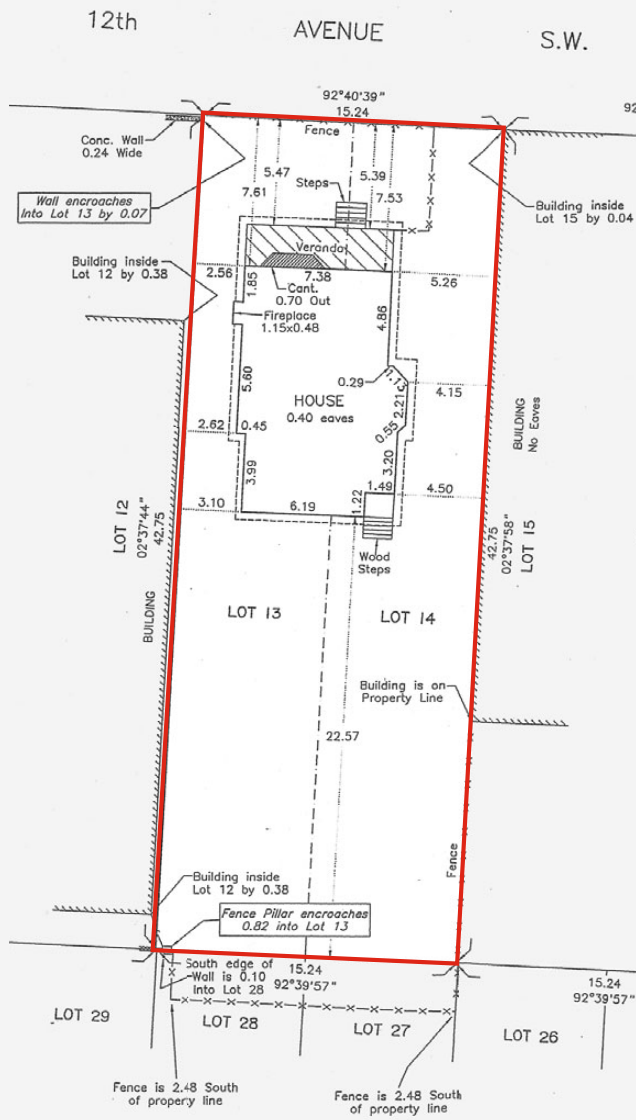
INCOME AND EXPENSES:
A detailed report of the existing income and projected expenses is available to qualified purchasers upon registration and signing of Confidentiality Agreement

ASKING PRICE: Contact Agent



12 Avenue SW

SITE PLAN



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LOCAL EXPERTISE MATTERS

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