

MOUNT PLEASANT

Development Land for Sale

NAIAdvent
COMMERCIAL REAL ESTATE CORP.

CONTEMPLATED BUILD FORM
Modest 6-storey with 1 level parking



PRIME DEVELOPMENT OPPORTUNITY

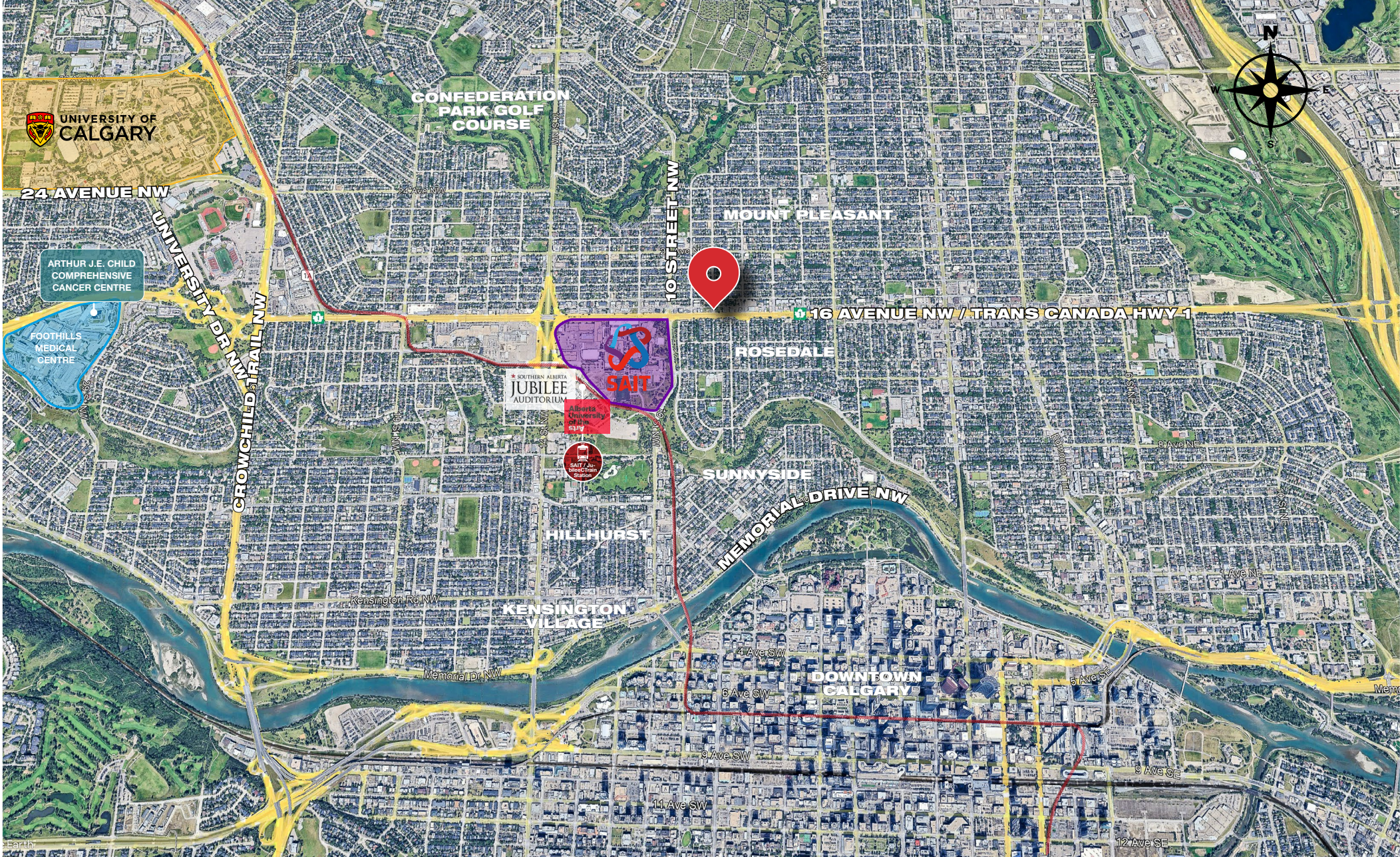
836 & 912 16 Avenue NW | Calgary, AB

ZONED FOR MULTI-STOREY MIXED USE | DEVELOPMENT PERMIT IN PLACE

A Development Permit (DP) has been approved for two residential towers on the site: a **12-storey Cambridge Tower** on the west parcel (**912 16 Avenue NW**) and a **12-storey Oxford Tower** on the east parcel (**836 16 Avenue NW**). Issued for Tender (IFT) construction drawings have been completed for both towers. During the design process, the west tower (Cambridge) was subsequently revised from 12 storeys to 8 storeys to better align with market demand and project objectives.

THE OPPORTUNITY

- » Located in the highly desirable inner-city community of Mount Pleasant, just minutes to downtown Calgary, surrounded by various retail & entertainment amenities, parks and recreational facilities
- » Within walking distance to the Southern Institute of Technology (SAIT), Southern Alberta Jubilee auditorium and Alberta University of Arts
- » Near Confederation Park, bike paths, schools, and local retail
- » Transit-accessible via multiple bus routes and the SAIT LRT Station.
- » Part of an area that continues to attract demand from students, professionals, and urban renters seeking modern living near key employment and education hubs.



THE AREA

Situated in the established and amenity-rich community of Mount Pleasant, the site benefits from proximity to key employment hubs, transit, post-secondary institutions, and lifestyle amenities — making it highly attractive for future residents.

450 m
SAIT (SOUTHERN ALBERTA INSTITUTE OF TECHNOLOGY) offering over 110 career programs in technology | 14,364 Students

1.3 km
SOUTHERN ALBERTA JUBILEE AUDITORIUM
Calgary's Urban Village

2.00 km
KENSINGTON VILLAGE
Calgary's Urban Village



PROPERTY DETAILS

| Address | 836 16 Avenue NW Oxford Tower | 912 16 Avenue NW Cambridge Tower |
|----------------------|---|-------------------------------------|
| Legal Description | 1213510; 41; 4; | 1513006; 27; 5; |
| Site Size | 15,945 SF ± | 16,092 SF ± |
| Land Use | MU-2f7.0h44 Mixed Use - Active Frontage | |
| Total Buildable Area | 108,371 SF | 72,527 SF |
| Proposed FAR | 6.80 | 4.50 |
| Units | 110 | 70 |
| Parking | Residential - 105 Commercial - 8 | Residential - 60 Commercial - 12 |
| Sale Price | \$3,200,000 \$2,500,000 | \$3,200,000 \$2,500,000 |



912 16 Avenue NW
16,092 SF ±

836 16 Avenue NW
15,945 SF ±

PRICE REDUCED

2 SITES - \$5 MILLION

MOUNT PLEASANT

836 & 912 16 Avenue NW | Calgary, AB

PRIME DEVELOPMENT OPPORTUNITY

CONTACT US

Harvey Russell

Senior VP | Principal

hrussell@naiadvent.com

(403) 620-0667

NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH NAI ADVENT DEEMS RELIABLE, HOWEVER, NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.