

FOR SALE

3125 CATALINA BOULEVARD N.E.

CALGARY, ALBERTA

EXTREMELY RARE OPPORTUNITY



FREESTANDING BUILDING ON 1.5 ACRES

PRESENTED BY:



Grant Schell, Broker

PHONE: 403-701-4273

EMAIL: GSCHELL@SCHELLBROTHERS.CA

Mark Schell, Associate

PHONE: 403-861-1143

EMAIL: MSCHELL@SCHELLBROTHERS.CA

www.schellbrothers.ca

THE OFFERING

SCHELL BROTHERS REAL ESTATE CORP. IS PLEASED TO PRESENT THE EXCLUSIVE OPPORTUNITY TO ACQUIRE 3125 CATALINA BOULEVARD N.E. IN CALGARY, ALBERTA.

The subject property is a 1.5-acre corner site located at the prominent, high-visibility intersection of Catalina Boulevard N.E. and 32 Avenue N.E. Benefiting from strong traffic exposure, the property is improved with a ±6,000 sq. ft. standalone building, surface parking lot, and expansive landscaped area.

The property is currently occupied by a place of worship, creating a 'potential' opportunity for another religious organization seeking a turnkey location.

Buyers are strongly encouraged to contact the City of Calgary to inquire about all necessary approvals and permits that may be required. The Seller is not making any representation or warranties on the approved use.

Alternatively, the site's R-CG (Residential – Grade-Oriented Infill) zoning provides significant redevelopment potential including grade oriented rowhouses, single-detached, side-by-side, and duplex homes with a possible secondary suite.

This offering presents a unique opportunity for an owner-user or an investor/developer looking to capitalize on the property's long-term redevelopment potential.



CURRENTLY OCCUPIED
BY PLACE OF WORSHIP



REDEVELOPMENT
OPPORTUNITY



HIGH VISIBILITY &
EXPOSURE INTERSECTION

ADDRESS:	3125 CATALINA BOULEVARD N.E. CALGARY, ALBERTA
LEGAL DESCRIPTION:	PLAN 8911177, BLOCK 9, LOT 64 EXCEPTING THEREOUT ALL MINES AND MINERALS
BUILDING SIZE:	±6,000 SQ.FT. (TO BE CONFIRMED)
LAND SIZE:	1.5 ACRES
LAND USE DESIGNATION:	R-CG (RESIDENTIAL-GRADE-ORIENTED INFILL)

LIST PRICE: \$3,895,000



PROPERTY FEATURES

NEIGHBOURHOOD:	MONTEREY PARK
LAND USE DESIGNATION:	R-CG (RESIDENTIAL - GRADE-ORIENTED INFILL)
YEAR OF CONSTRUCTION:	1988 (SOURCE: CITY ONLINE)
NUMBER OF FLOORS:	ONE
PARKING STALLS:	41 SURFACE STALLS (CURRENTLY) + NEARBY STREET PARKING

- The building is improved with a spacious foyer, expansive gathering area, multiple break-out rooms of various sizes, kitchen area, and two large bathrooms with four stalls each.
- The 1.5 acre lot is improved with a very low site coverage building, paved parking lot, and sizable undeveloped surplus land.
- Although the historical and current occupants are a place of worship, all prospective purchasers are encouraged to conduct their own research and investigation with the City of Calgary relating to use permits and approvals that may be required. The seller is not offering any assurances related to the 'use'.
- Nestled in the heart of Monterey Park. "Monterey Park was established in the early 1990s as part of Calgary's northeast expansion. Named after the scenic Monterey Peninsula, the community was developed to provide affordable, family-friendly housing in a welcoming neighbourhood."

See www.montereyparkcalgary.com for further details about the community and community association.



LOCATION OVERVIEW



DRIVING DISTANCE TO:

DOWNTOWN CALGARY:	16 MINUTES
CALGARY INTERNATIONAL AIRPORT:	17 MINUTES
DEERFOOT TRAIL:	12 MINUTES
STONEY TRAIL/HWY 201:	4 MINUTES
16 AVENUE NE/HWY 1:	3 MINUTES

SOURCE: GOOGLE MAPS

PROPERTY HIGHLIGHTS

MONTEREY PARK - DATA FROM 2021 CENSUS OF CANADA

[HTTPS://WWW.CALGARY.CA/COMMUNITIES/PROFILES/MONTEREY-PARK.HTML](https://www.calgary.ca/communities/profiles/monterey-park.html)

POPULATION IN PRIVATE HOUSEHOLDS	10,475	100%
0 TO 14 YEARS	1,805	17%
15 TO 64 YEARS	7,030	67%
65 TO 84 YEARS	1,535	15%
85 YEARS AND OVER	105	1%



43
TRANSIT
SCORE



48
WALK
SCORE



62
BIKE
SCORE

SOURCE: WALK SCORE

INTERIOR PHOTOS



FOR SALE 6125 CATALINA BOULEVARD N.E.

CALGARY, ALBERTA

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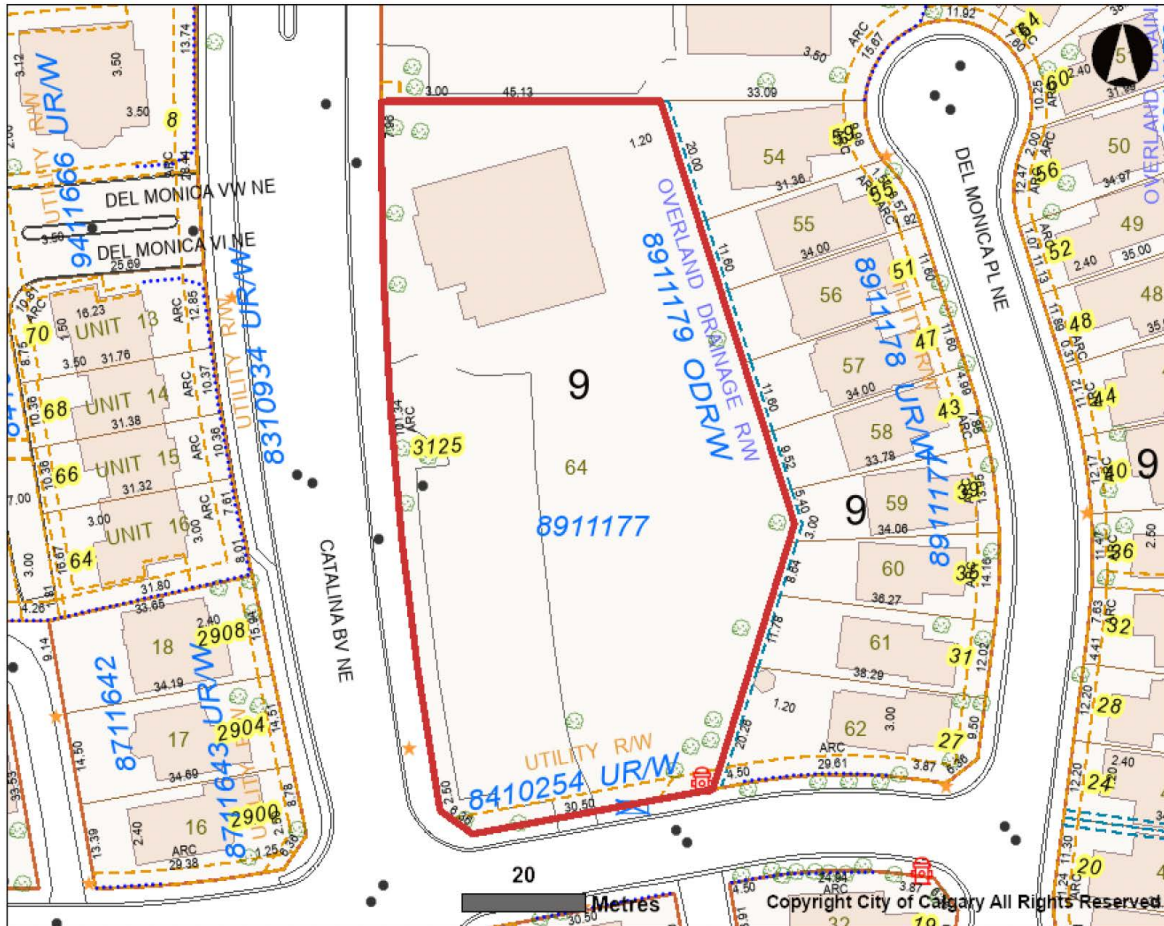
EMAIL: GSCHELL@SCHELLBROTHERS.CA

MARK SCHELL, ASSOCIATE

PHONE: 403-861-1143

EMAIL: MSCHELL@SCHELLBROTHERS.CA

WWW.SCHELLBROTHERS.CA



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