

**FOR SALE | 1.41 Acres (61,419 SF)**

431 6 Avenue SE | Calgary, AB

**NAI Advent**  
COMMERCIAL REAL ESTATE CORP.

**PRICE REDUCED**



**1.41 ACRES**

**Parking Lot Designed - 173 Stalls | Potential Net Income TBD**

## Mixed Use Development Site

East Village

## Economic Feasibility

High-Rise and/or Mid-Rise (6-storey)

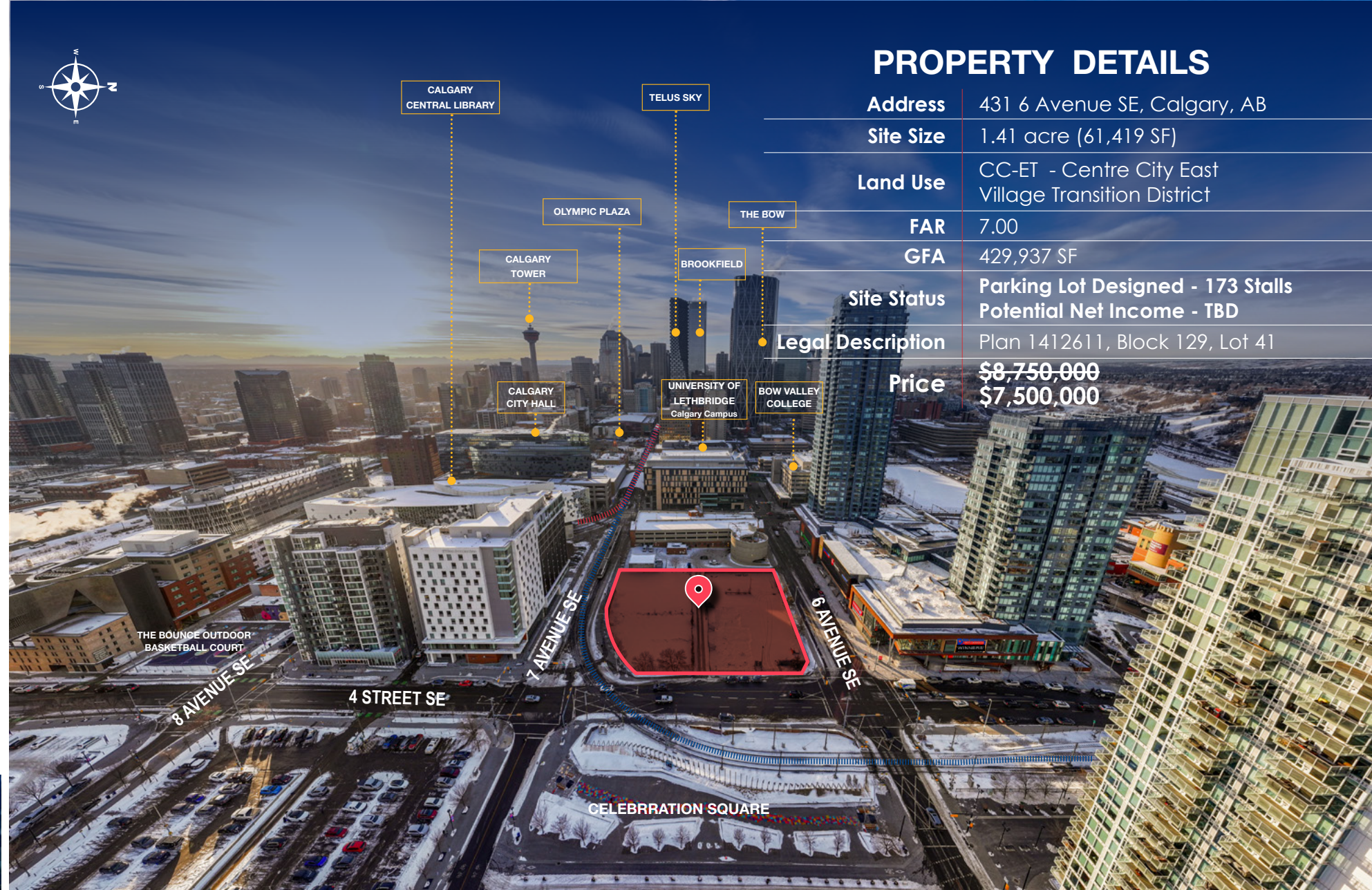
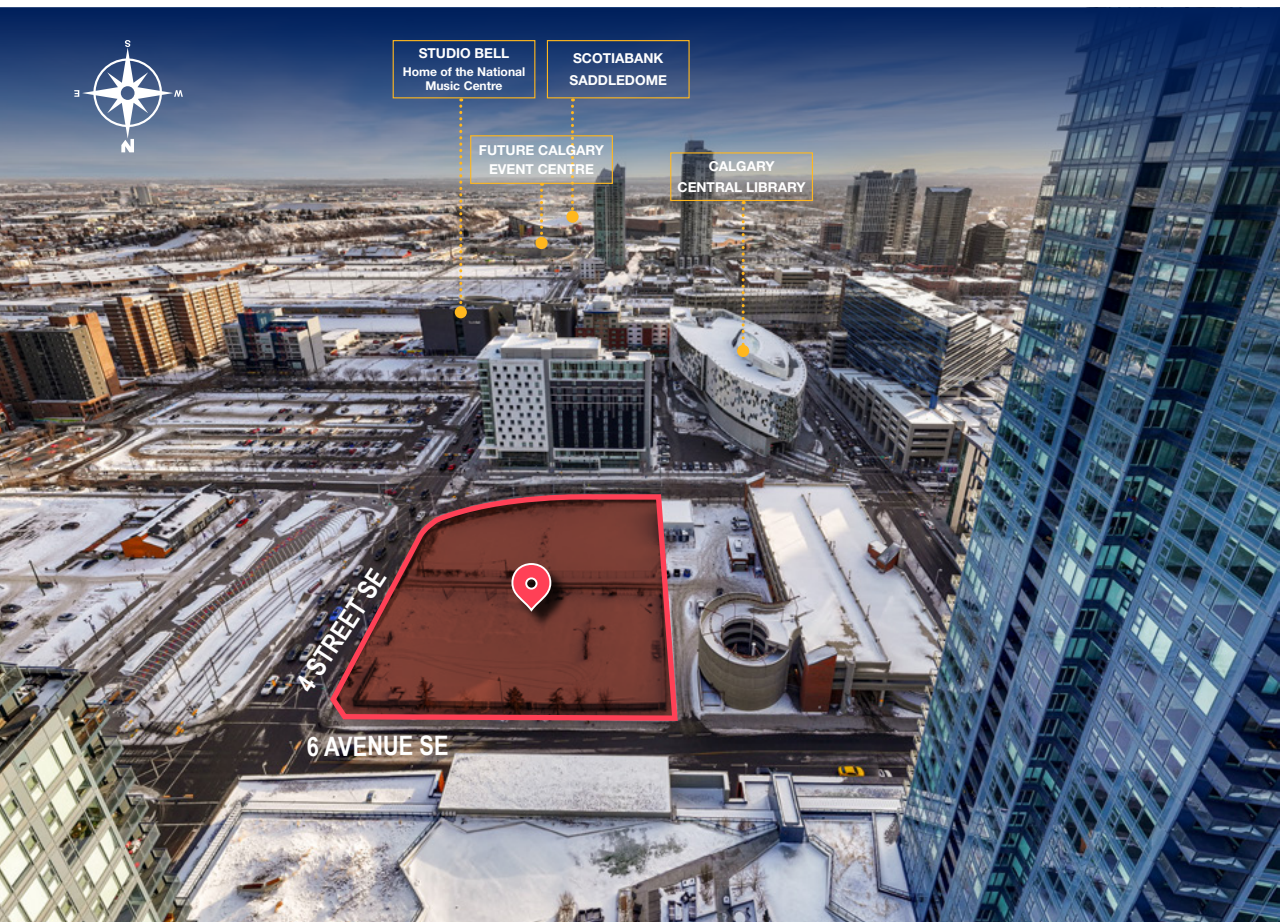
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# THE OPPORTUNITY

Located in the heart of the vibrant East Village District. This site is perfectly suited for a mixed-use development, with potential for residential, commercial, or retail applications. Steps away from numerous urban amenities, including the Bow River, LRT line, and city landmarks, the property offers unparalleled accessibility and visibility.

The subject site is well positioned to contribute to the ongoing transformation of East Village and make a mark in one of Calgary's most exciting redevelopment hubs. Its potential aligns with the master plan's goal of creating a dynamic community that seamlessly integrates residential and commercial spaces.



# PROPERTY DETAILS

Address	431 6 Avenue SE, Calgary, AB
Site Size	1.41 acre (61,419 SF)
Land Use	CC-ET - Centre City East Village Transition District
FAR	7.00
GFA	429,937 SF
Site Status	Parking Lot Designed - 173 Stalls Potential Net Income - TBD
Legal Description	Plan 1412611, Block 129, Lot 41
Price	<del>\$8,750,000</del> \$7,500,000

**4,000**  
CURRENT EAST VILLAGE  
RESIDENTS

**11,500**  
FUTURE EAST VILLAGE  
RESIDENTS

**OVER 200,000 SF**  
RETAILER OCCUPIED  
LEASABLE SPACE

**100,000 SF**  
COMMERCIAL SPACE IS  
PLANNED FOR FUTURE  
DEVELOPMENT

**ev east village**

One of the Calgary's most dynamic neighborhoods, East Village is a master-planned, revitalized urban district known for its blend of modern living, cultural attractions, and natural beauty. Steps from the Bow River pathway system, East Village is designed for walkability and connectivity, offering convenient access to public transit, downtown Calgary, and major routes. Surrounded by a thriving community and innovative projects, the subject site is perfectly positioned for a mixed-use development that aligns with the area's forward-thinking vision.

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## WALKABILITY

Within 5-10 min

- » Various cafés, restaurants 1-3 MIN
- » Prince's Island Park 17 MIN
- » St. Patrick's Island Park 10 MIN
- » New BMO Centre 15 MIN
- » Future Calgary Event Centre 12 MIN

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