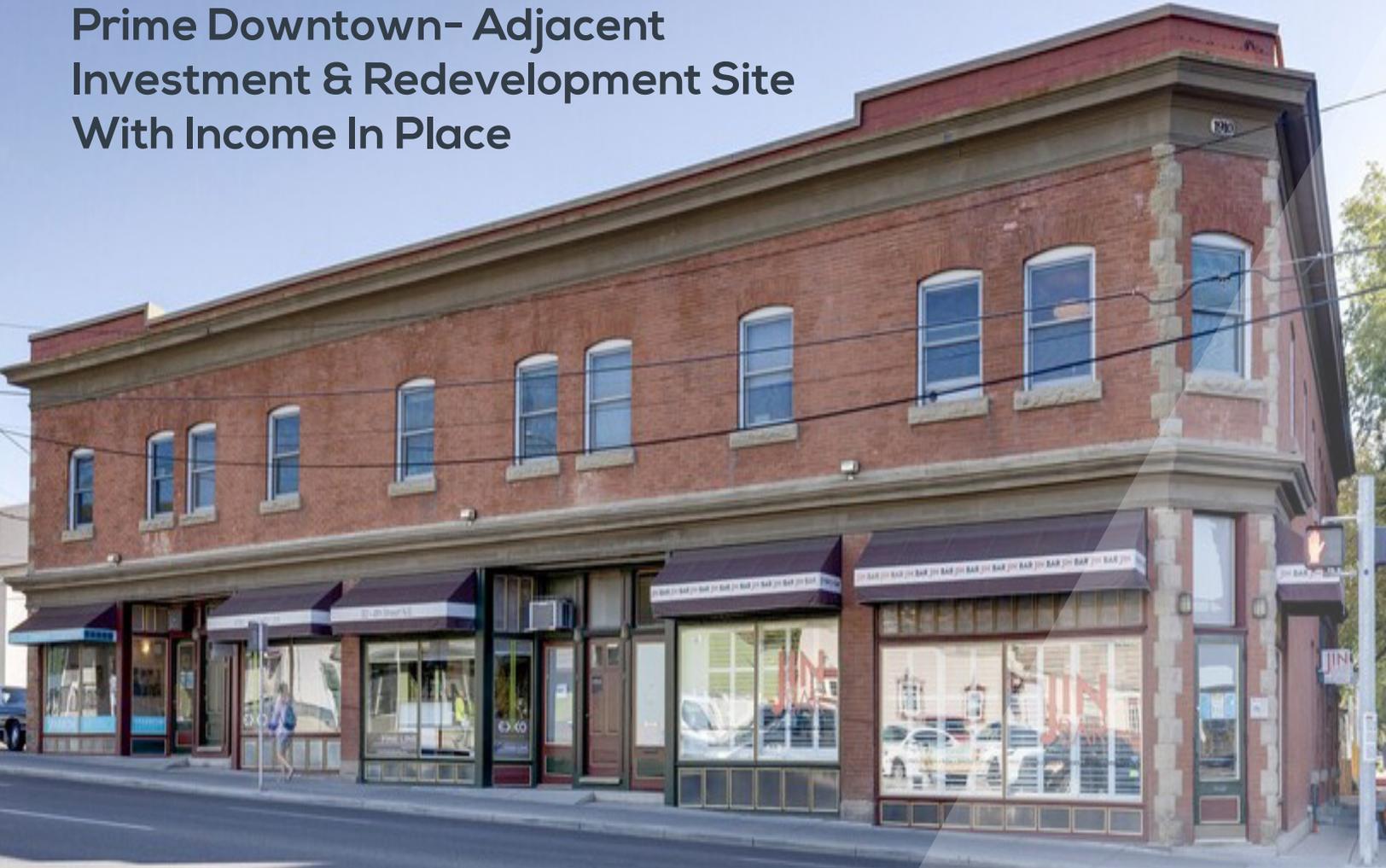


BRIDGELAND MIXED USE DEVELOPMENT OPPORTUNITY

Prime Downtown- Adjacent
Investment & Redevelopment Site
With Income In Place



FOR SALE

606 MEREDITH ROAD NE
Calgary, Alberta

SITE AREA
20,993 SF

AVENUE | Commercial
Real Estate Solutions

Presented By:

Linda Pitter
Associate

403.874.5460

LPitter@avenuecommercial.com

HIGHLIGHTS

606 Meredith Road NE, Calgary, Alberta



Located in the heart of Bridgeland, steps from downtown Calgary, this site combines immediate cash flow with rare mid-rise density in a supply-constrained urban market. The existing two-storey mixed-use building (built 1910; fully restored in 2001 including sandstone and brick) provides income while supporting a range of redevelopment strategies.

Price:	Contact Agent
Site Area:	20,993 sq ft
Land Use:	Commercial Multi-Residential CM0210 Retail - Shopping Centre's - Strip
FAR:	4.0 Buildable Area 83,983 SF
Potential Program:	10 residential storeys + main-floor commercial
Construction:	Brick
Lot Features:	4th St NE & Meredith Rd NE (47.78 m x 45.29 m TBV)

- » This is a unique 0.48 acre development site, with 11 story potential (10 residential floors and commercial main floor) surrounded by a growing dense population
- » Strong in-place income during planning or entitlement
- » Urban scale rarely available in Bridgeland
- » Flexible exit strategies: hold, refinance, or redevelop
- » Well-suited for experienced investors or developers with ready capital

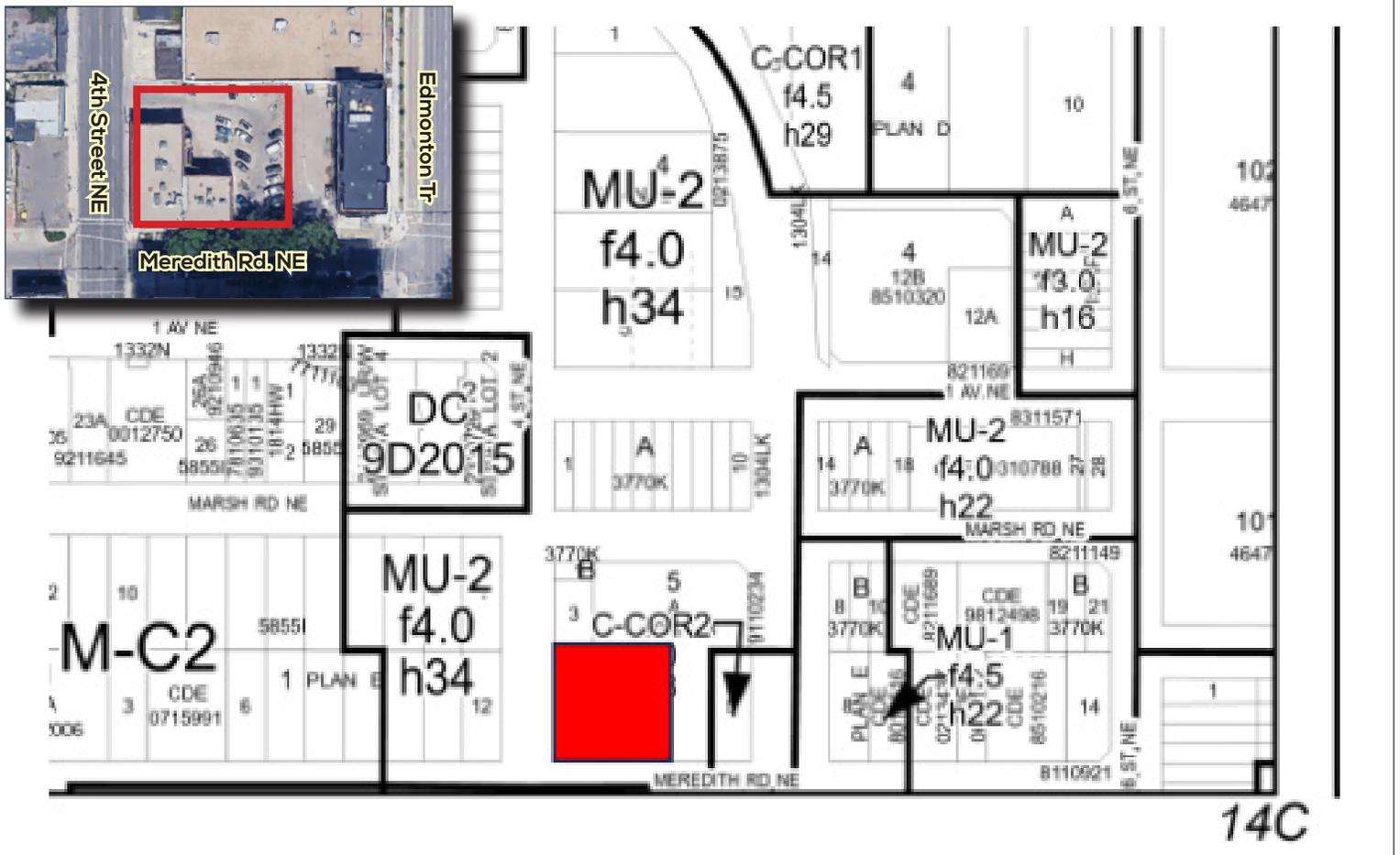
HEAD OFFICE

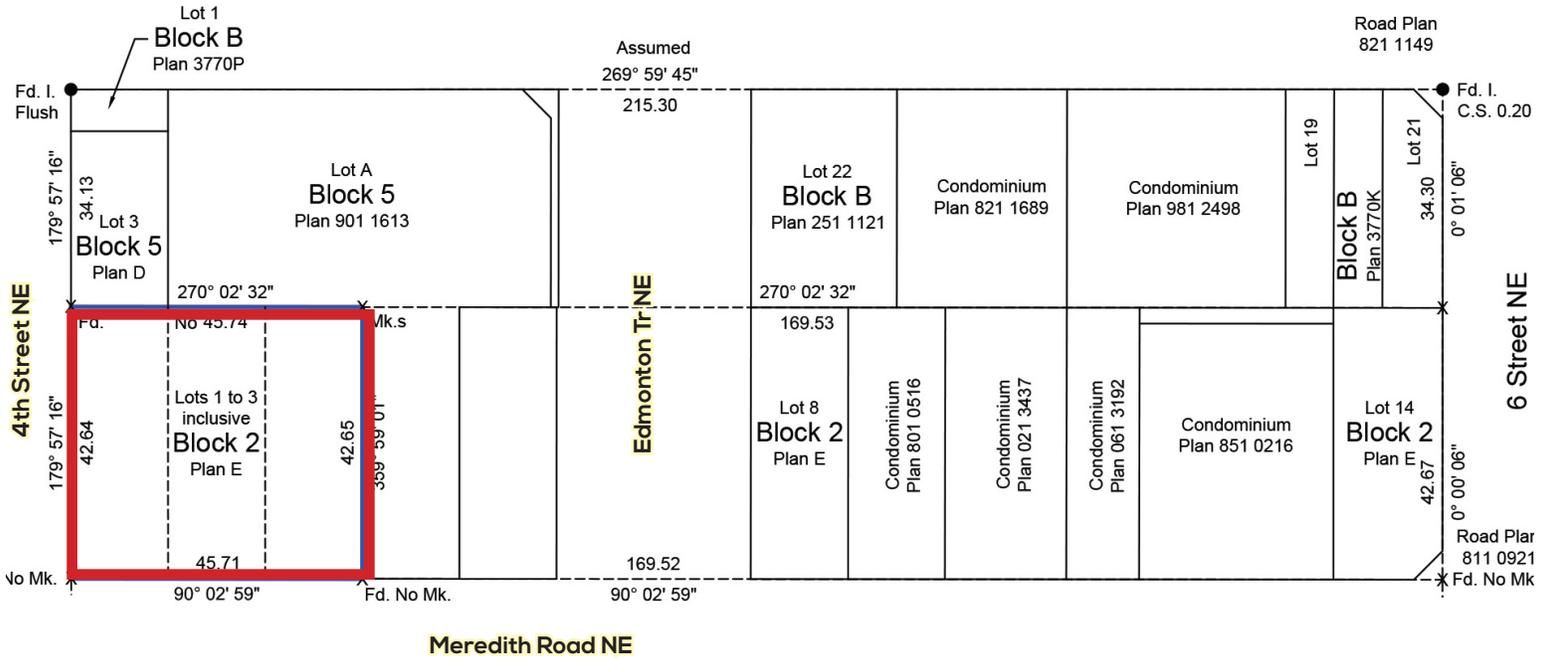
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ZONING

606 Meredith Road NE, Calgary, Alberta





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LOCATION

606 Meredith Road NE, Calgary, Alberta



Downtown Calgary
5 Minutes

Calgary Airport
22 Minutes



A rare opportunity to control a premier Bridgeland development site with income today and density tomorrow.

Request the full investment package or arrange a private site tour.
Confidential and qualified inquiries only.

CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments / Security

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Associate

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