

## Excellent Central Location

5320-5328 2 Street SW | Calgary, Alberta

### THE OFFERING

- » The Property has a Direct Control Land Use for residential high density development, part of Manchester Area Redevelopment plan.
- » Zoning allows for up to 126 units and 116,616 SF GFA.
- » Excellent access to Macleod Trail and the Downtown core.
- » Popular multi-family residential location close to Macleod Trail, Chinook Centre and many amenities.
- » The development has potential to include 126 residential units or 116,616 gross SF.
- » The 3-level parking garage will accommodate 147 parking stalls.
- » Work complete to date includes; architectural and engineer drawings, general site work and excavation.
- » Quick and easy access to Downtown Calgary via transit, car or bike.

### PROPERTY OPTIONS

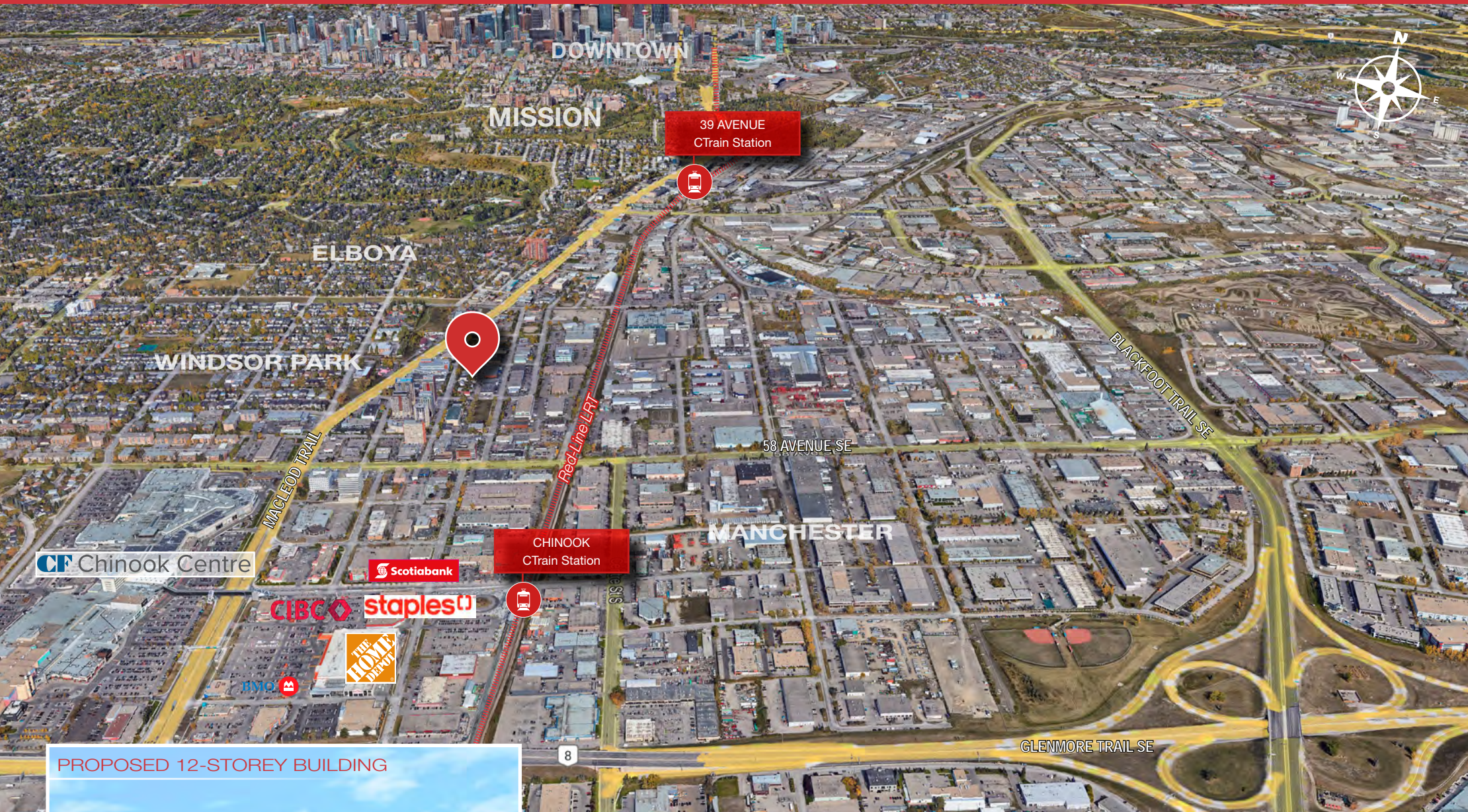
	Proposed Option	Potential Option
Land Area	18,750 SF ±	18,750 SF ±
Zoning	DC 134Z2000	DC 134Z2000
FAR	3.50	6.22
GFA	65,557 SF ±	116,616 SF ±
NFA	55,724 SF ±	81,057 SF ±
Proposed # storeys	6	12
Proposed # units	82	126
Proposed # under-ground parking	75	147

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**MANCHESTER AREA VISION**

Some of the proposed developments in Manchester include a mix of residential, commercial, and recreational spaces. The construction of modern high-rise apartments and condominiums will offer new housing options for residents, attracting young professionals and families to the area. The community will also benefit from improved public spaces and green areas, providing residents with ample opportunities for recreation and leisure.

These proposed developments in the Manchester area reflect the city's commitment to creating a dynamic and inclusive urban environment that meets the evolving needs of its residents and ensures a bright future for this evolving neighborhood of Calgary.

**COMMUTE TO DOWNTOWN**

 MIN 11	 MIN 19
 MIN 15	 HR 1

**POTENTIAL ASSEMBLY**

ADDRESS	SIZE (SF)	LAND USE
City - 5302 2nd Street SW	6,249	DC
City - 5306 2nd Street SW	6,249	DC
City - 5310 2nd Street SW	6,249	DC
City - 5314 2nd Street SW	6,250	DC
5320 2nd Street SW	18,750	DC
Private - 5332 2nd Street SW	6,251	C-COR f1 h10
Private - 5336 2nd Street SW	6,251	C-COR f1 h10
Private - 5340 2nd Street SW	6,252	C-COR f2 h12
<b>Total:</b>	<b>62,501</b>	



# FOR SALE

18,750 SF ±

Redevelopment Site

## MANCHESTER REDEVELOPMENT PLAN

Chinook Shopping Mall - 15 min Walk



Poplar Business Centre - 5 min Walk



Stanley Park - 15 min Walk



Stampede Grounds - 9 min Drive

