

FOR SALE

OWNER/USER OPPORTUNITY

COMMERCIAL BUILDING

FOR SALE 1909 10 AVE SW



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**AVISON
YOUNG**

1909

10 Ave SW

Property Details

Number of Floors	2
Available Area	7,439 sf
Typical Floor Size	Main floor: 4,064 sf Second floor: 3,875 sf
Operating Costs	Op. Cost: \$3.92 psf Taxes: \$3.76 psf Total: \$7.68 psf
Parking Stalls	6 Stalls (Tandem) - 12 Stalls Total
Year Built	1966
Taxes	\$27,960/annum
Zoning	Direct Control 64D2010 SITE 3



Building Features



Steps from Sunalta LRT Station for convenient transit access



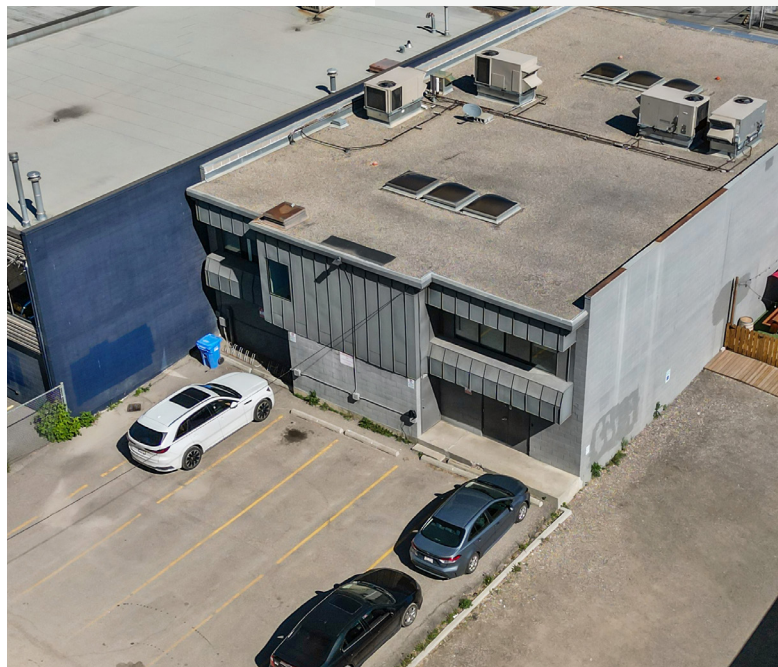
Excellent connectivity with direct access to Crowchild Trail and just one light to Memorial Drive



Near Bow River Pathway and scenic walking trails



Street parking available for added convenience



Direct Control 64D2010 SITE 3

Permitted Uses

A Direct Control (DC) is a customized land use designation. It has a list of allowable uses and a set of rules specific to a particular property or development. Most DC designations include a cross-reference to the rules of one of the standard designations of the Land Use Bylaw (e.g. R-1, R-2, I-G, etc.). A road right of way (i.e. a public road) has no legal description and no land use designation. Therefore, a road right of way is 'undesigned'

Land Use

The land use shall be for a business management office and a residence located in the building existing on site on the date of approval of this by-law only

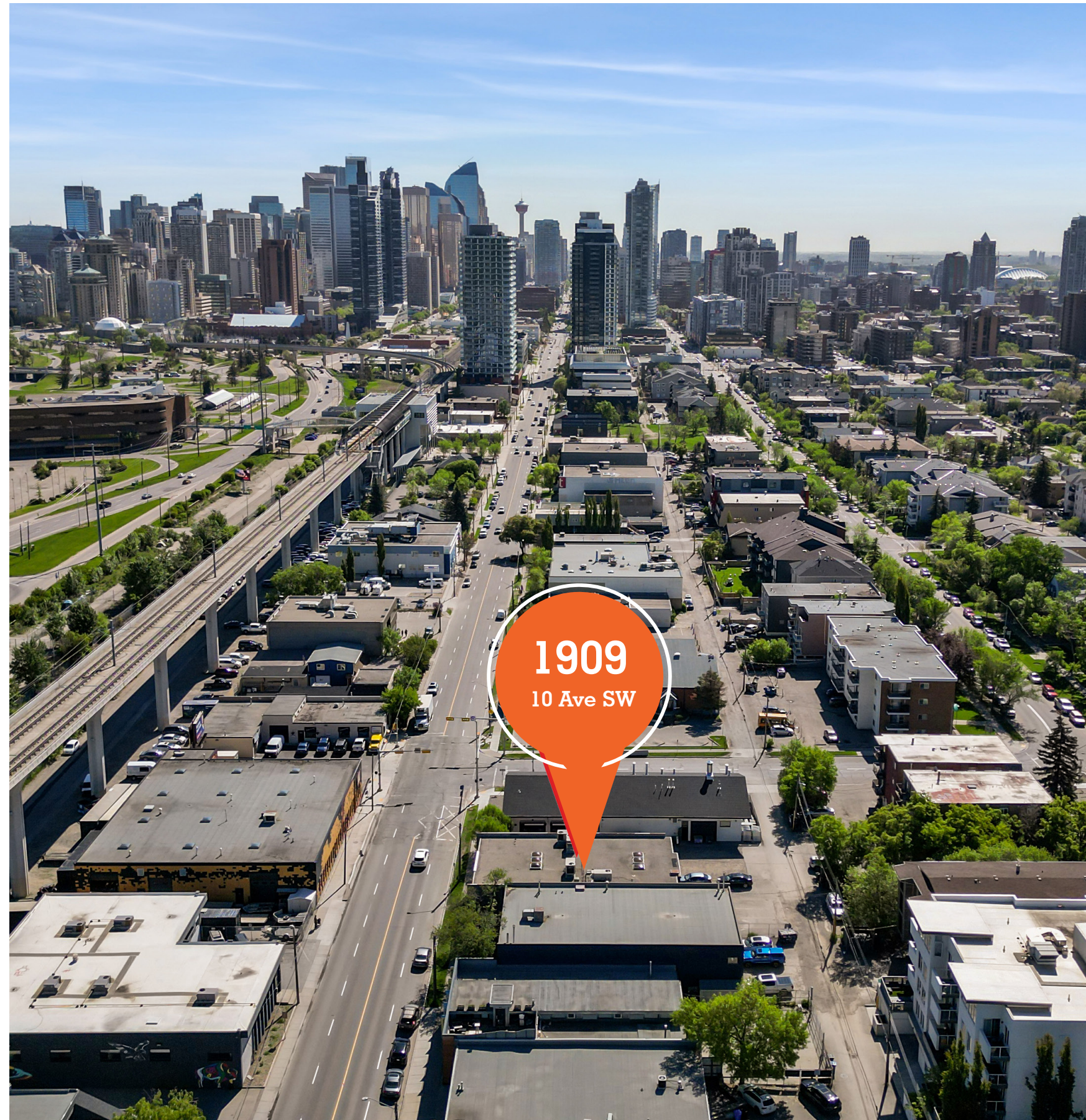
(1) Purpose

The Commercial — Community 1 District is designed to support small to mid-scale commercial developments within communities or along commercial streets. It encourages mixed-use buildings with commercial, office, and residential uses, allows for motor vehicle access, and promotes strong pedestrian connections. The district emphasizes thoughtful building placement, setbacks, and landscaping to minimize impacts on nearby residential areas.

(2) Permitted Uses

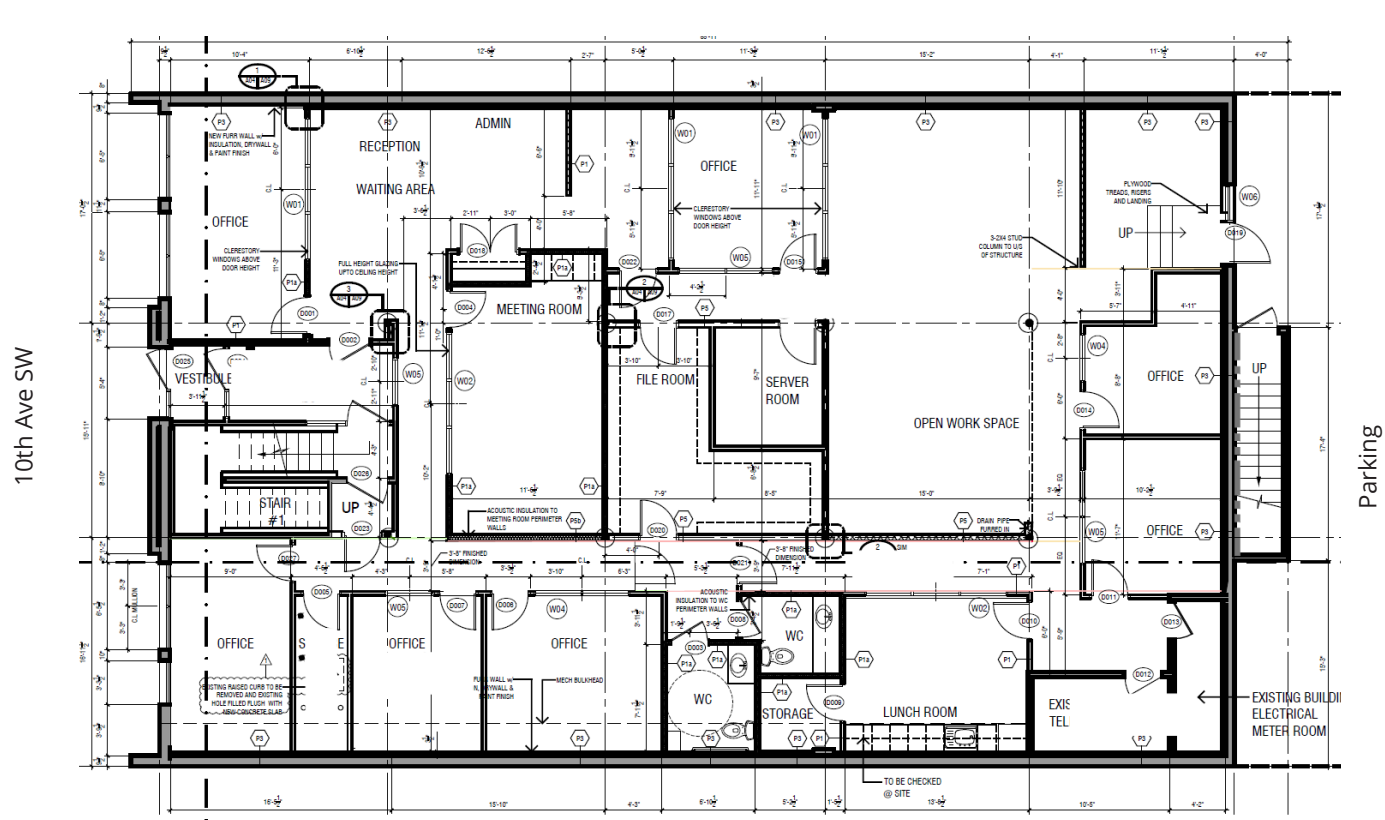
The following uses are permitted uses in the Centre City Mixed Use District if they are located within existing approved building:

- Catering Service — Minor;
- Convenience Food Store;
- Fitness Centre;
- Health Care Service;
- Home Based Child Care — Class 1;
- Home Occupation — Class 1;
- Information and Service Provider;
- Library;
- Office;
- Pet Care Service;
- Power Generation Facility — Small;
- Print Centre;
- Protective and Emergency Service;
- Radio and Television Studio;
- Retail and Consumer Service;
- Service Organization;
- Specialty Food Store; and
- Temporary Residential Sales Centre.
- Restaurant: Food Service Only.



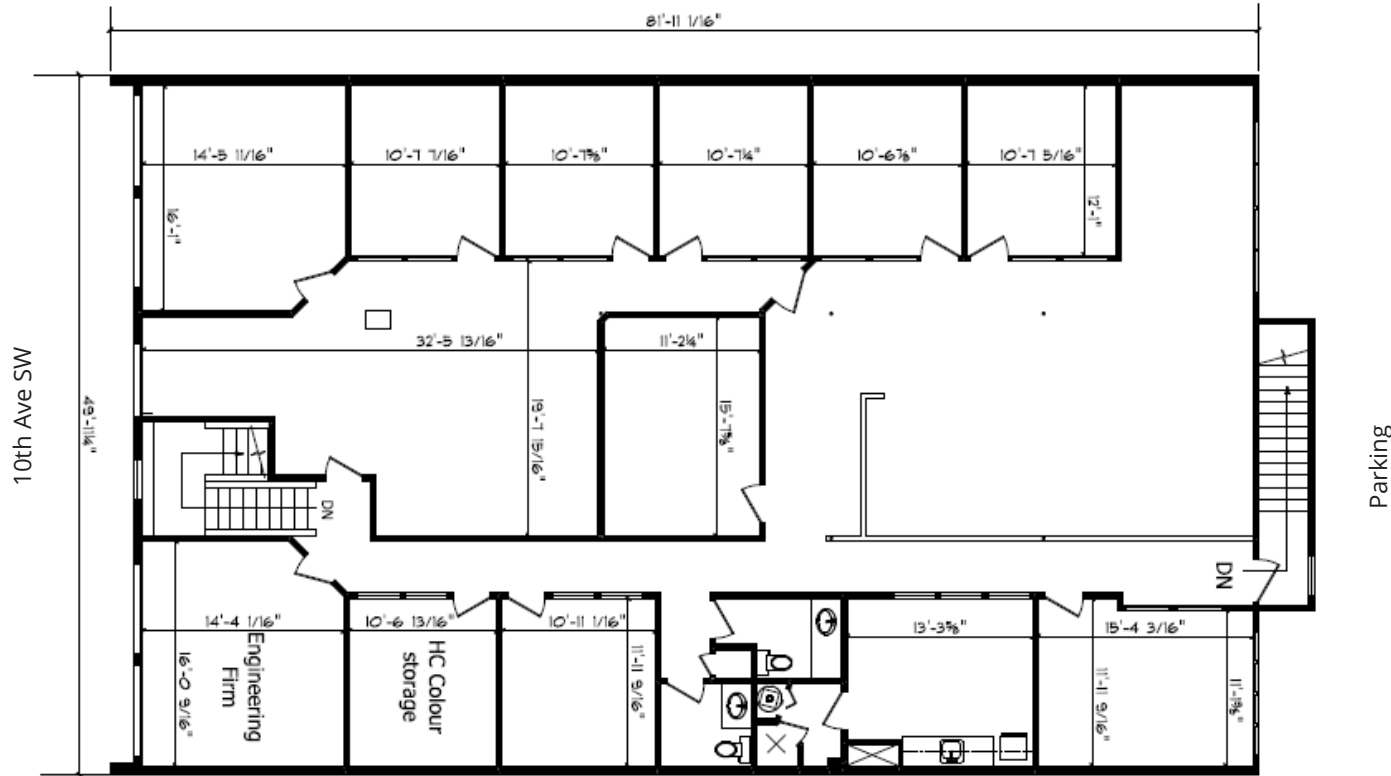
Main Floor

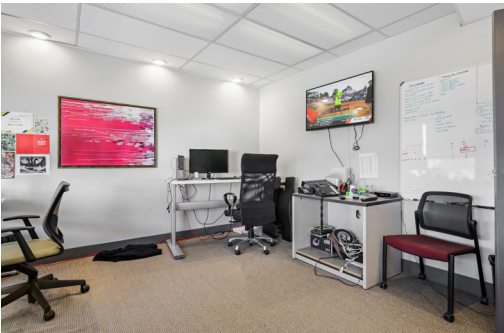
4,064 SF



Second Floor

3,875 SF





Surrounding Amenities



100

TRANSIT SCORE
Rider's Paradise

82

WALK SCORE
Walker's Paradise

73

CYCLING SCORE
Very bikeable

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