

FOR SALE

OWNER/USER OPPORTUNITY

# COMMERCIAL BUILDING

FOR SALE 1909 10 AVE SW



**Alexi Olcheski**  
Executive Vice President  
+1 403 232 4332  
[alexi.olcheski@avisonyoung.com](mailto:alexi.olcheski@avisonyoung.com)

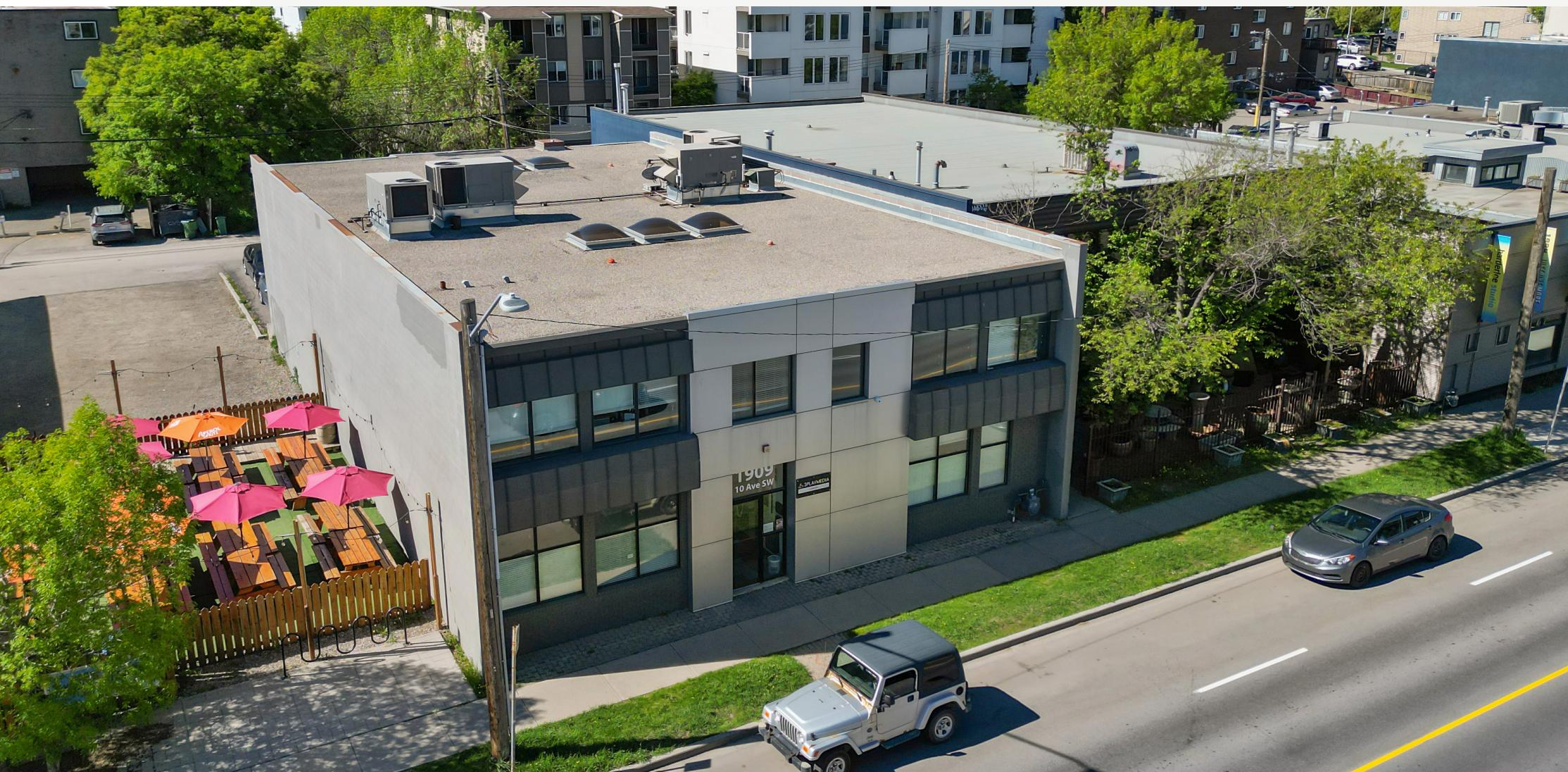
**Estelle Tran**  
Associate  
+1 403 571 4253  
[estelle.tran@avisonyoung.com](mailto:estelle.tran@avisonyoung.com)

**AVISON  
YOUNG**

# 1909 10 Ave SW

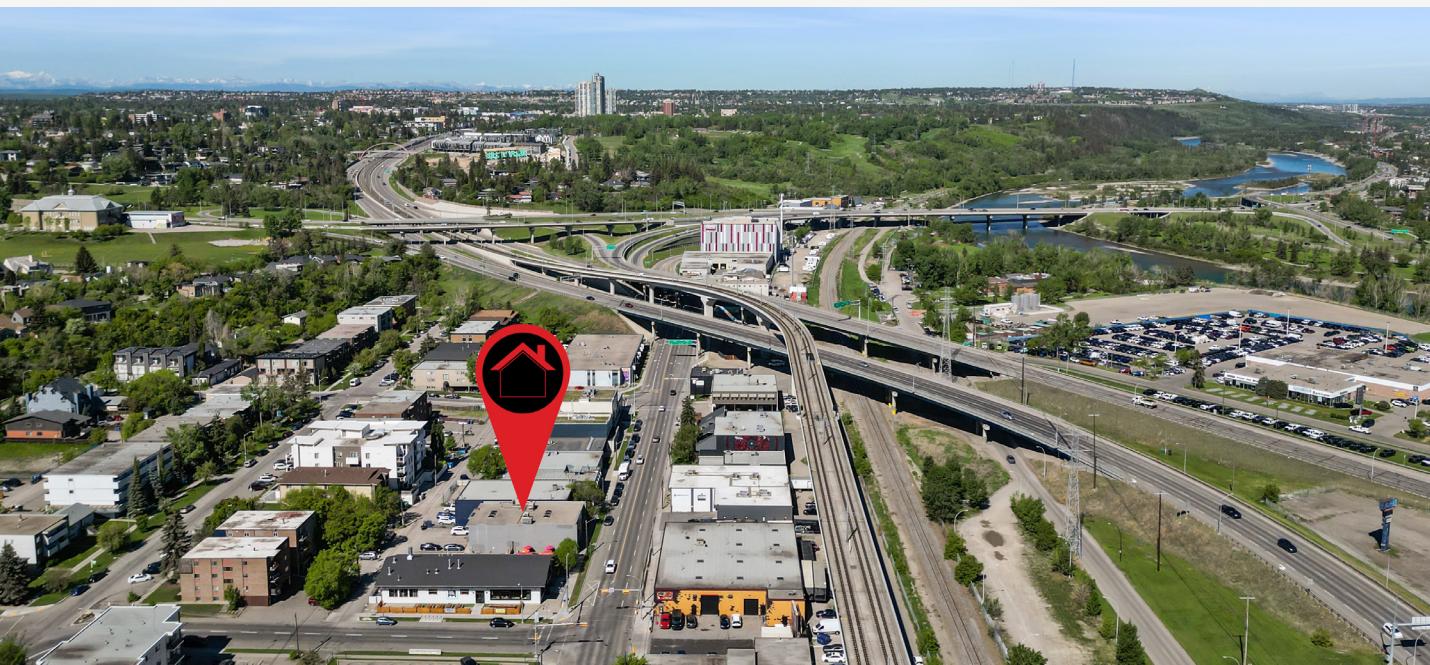
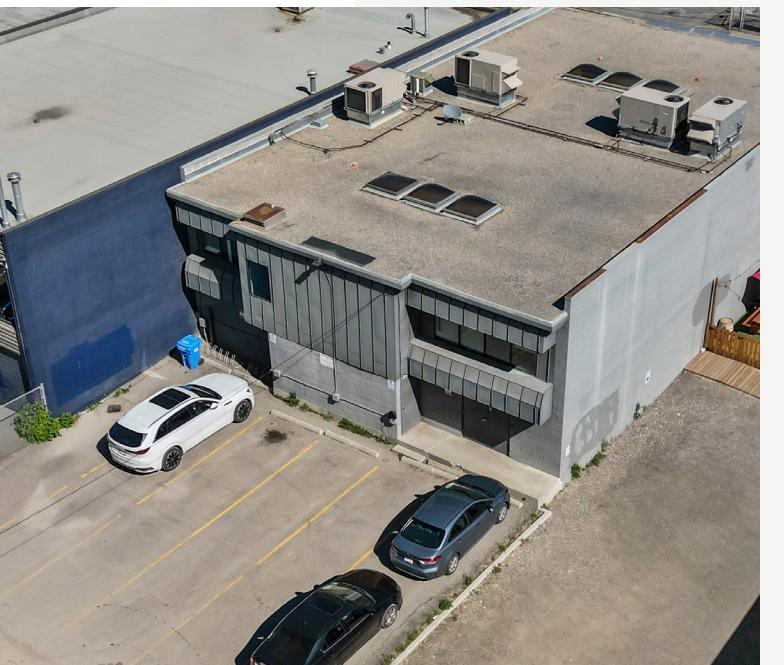
## Property Details

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 'undesignated'

### 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:

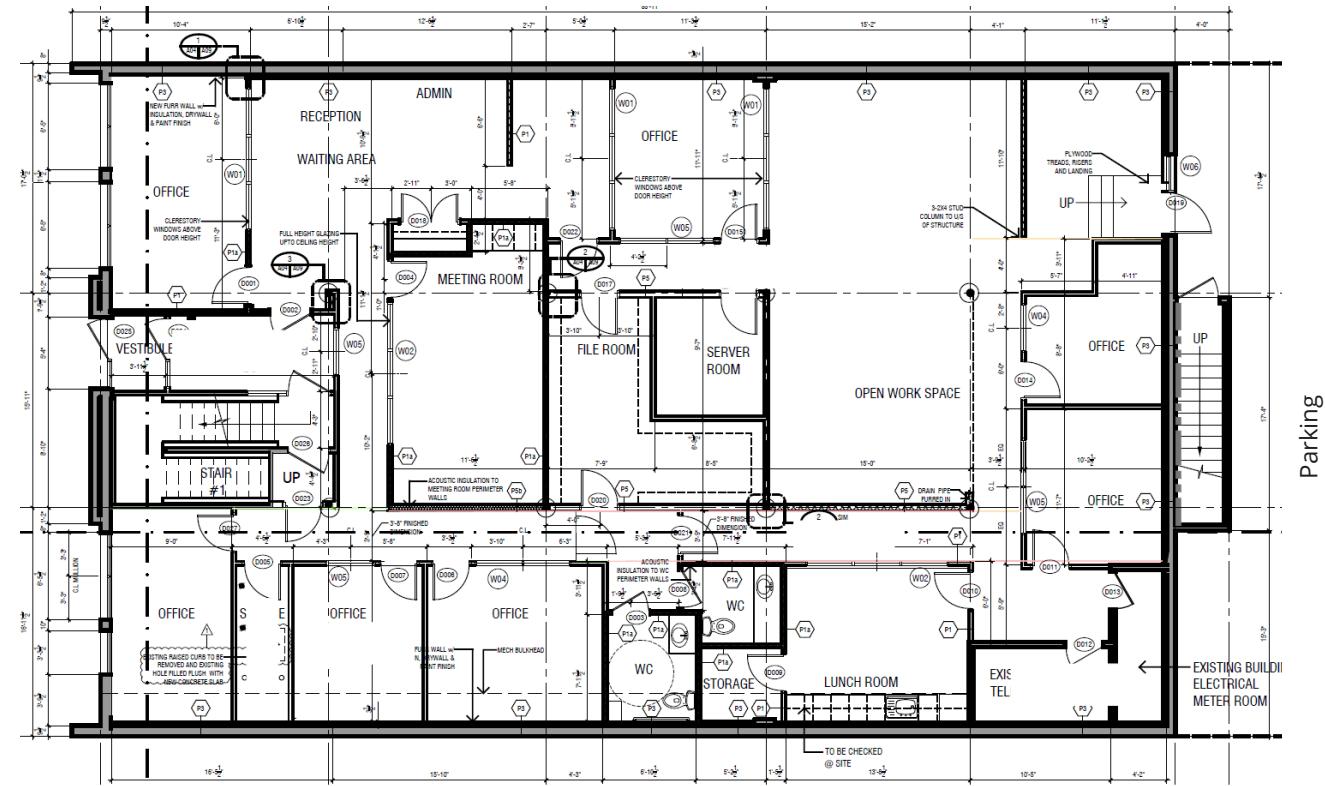
- Catering Service — Minor;
- Convenience Food Store;
- Fitness Centre;
- Health Care Service;
- Home Based Child Care — Class 1;
- Home Occupation — Class 1;
- Information and Service Provider;
- Library;
- Office;
- Pet Care Service;
- Power Generation Facility — Small;
- Print Centre;
- Protective 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**

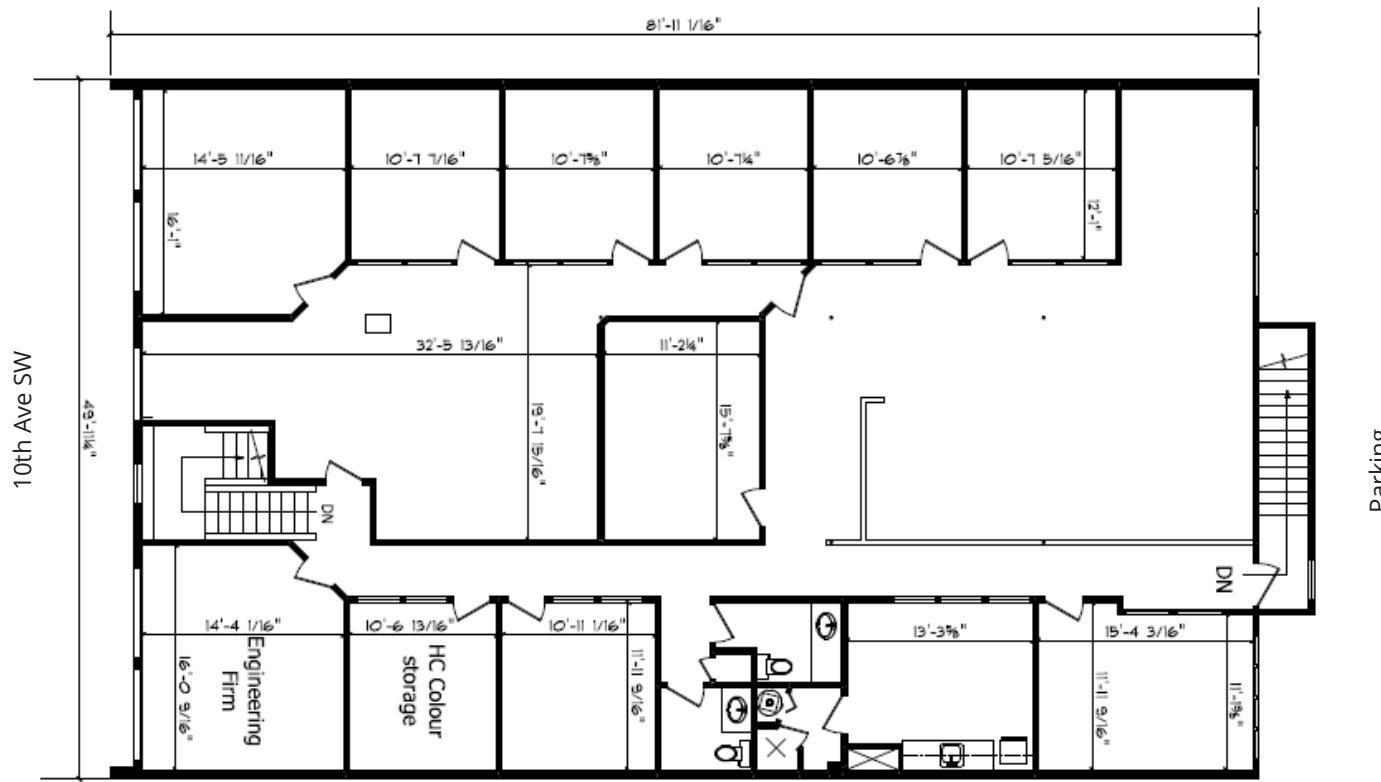
10th Ave SW

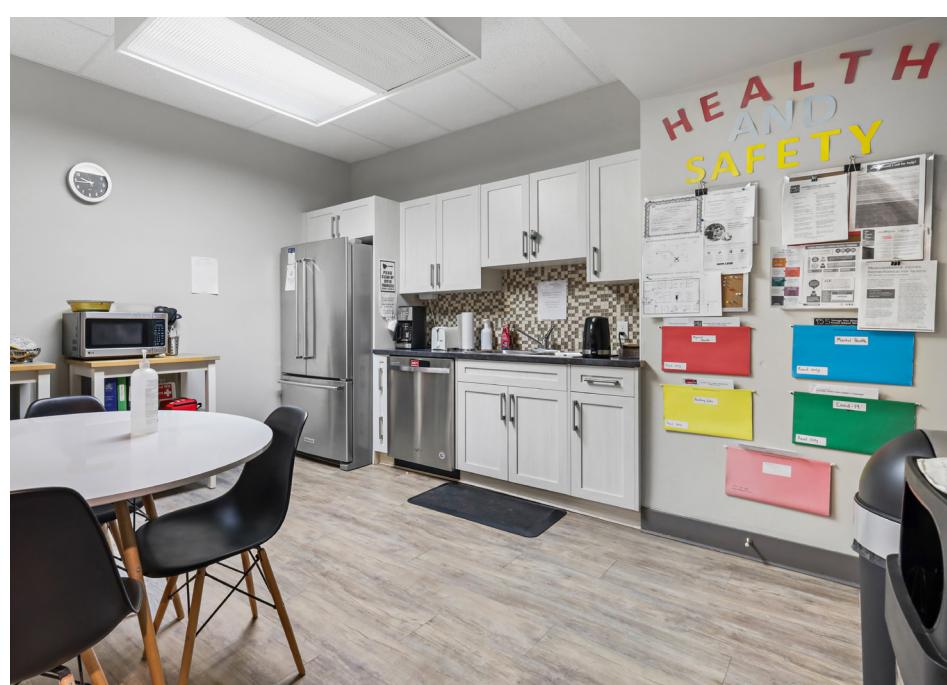
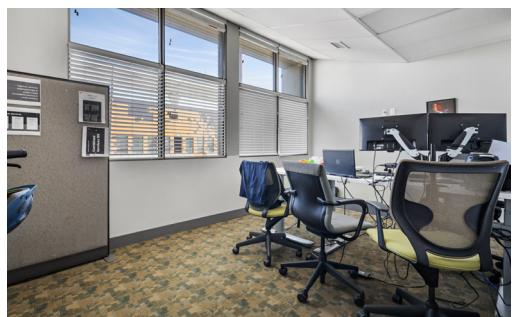
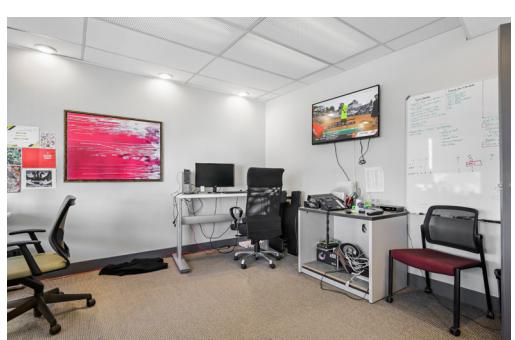
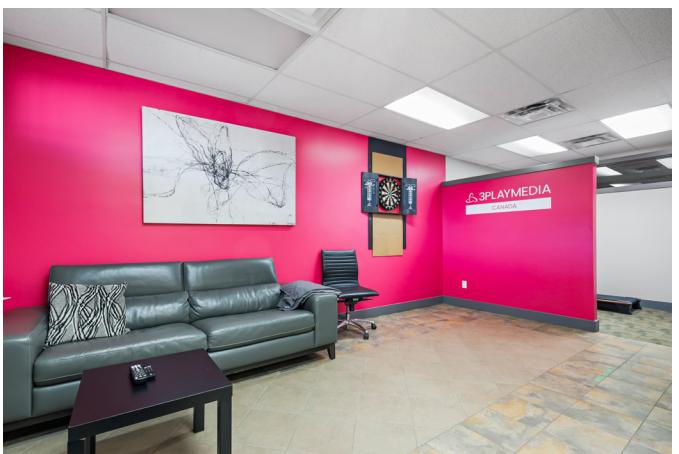
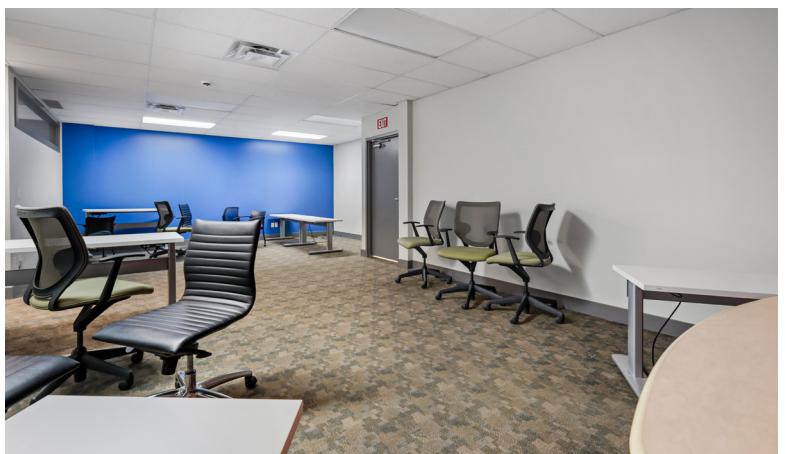


# Second Floor

**3,875 SF**

10th Ave SW





# Surrounding Amenities



<b>100</b>	<b>TRANSIT SCORE</b>
<b>82</b>	<b>WALK SCORE</b>
<b>73</b>	<b>CYCLING SCORE</b>

Rider's Paradise  
Walker's Paradise  
Very bikeable

# 1909 10 AVE SW

---



**Alexi Olcheski**  
Executive Vice President  
+1 403 232 4332  
alexi.olcheski@avisonyoung.com



**Estelle Tran**  
Associate  
+1 403 571 4253  
estelle.tran@avisonyoung.com



**Anastasiya Gryshchenko**  
Client Services Coordinator  
+1 825 994 2314  
anastasiya.gryshchenko@avisonyoung.com



[avisonyoung.com](http://avisonyoung.com)

© 2025 Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON  
YOUNG**