



1009 9<sup>th</sup> Avenue SW



For Sale

# Downtown Calgary Parking Lot



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For Sale | Development Site/Parking Lot

# 1009 9<sup>th</sup> Avenue SW

## Property Highlights

<b>Address:</b>	1009 9 <sup>th</sup> Avenue SW
<b>Size:</b>	1.15 acres or ~49,959 SF (+/-)
<b>Frontage:</b>	319 feet (+/-)
<b>Depth:</b>	154 feet (+/-)
<b>Zoned:</b>	DC 53Z95
<b>Density:</b>	Base: 5.0 FAR assuming CC-X
<b>Price:</b>	\$11,895,000 or \$238 PSF

- Prime central Downtown Calgary location
- Direct Control zoning "commercial, industrial and residential uses"
- Recent numerous high density residential towers completed or under construction in immediate area
- Holding income in place with parking revenue





Colliers

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For further information on this opportunity, please execute and return a copy of the **Confidentiality Agreement** to one of the following Colliers professionals:

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