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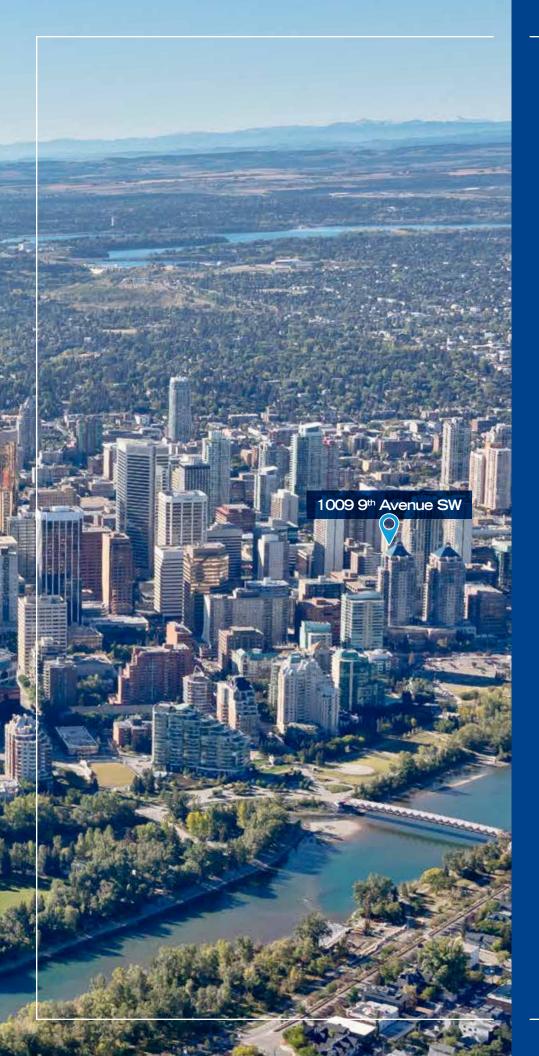
1009 9th Avenue SW

Property Highlights

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

Colliers Canada 900, 335 - 8th Avenue SW Calgary, Alberta T2P 1C9 +1 403 266 5544

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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