

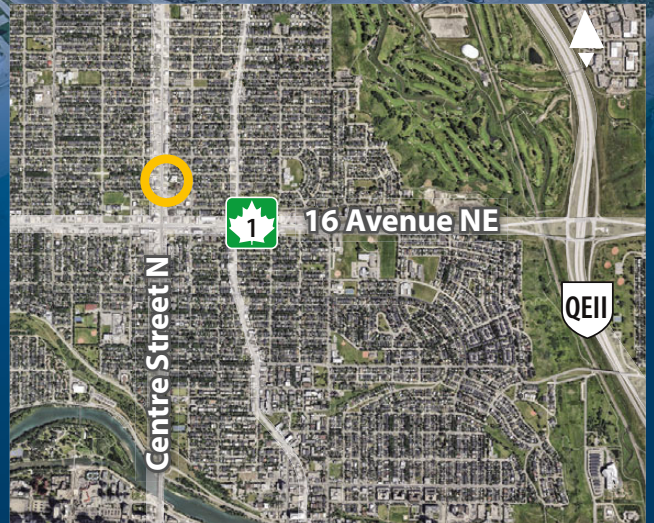
DEVELOPMENT LAND FOR SALE

Centre Street Land 1906 Centre Street NE, Calgary

± 18,750 sq. ft.

- » Excellent location in the community of Tuxedo Park.
- » Corner lot with access from two adjoining roads and back lane, drawing more design options for the developer.

SAFeway



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Manish Adiani, CCIM, EXECUTIVE VICE PRESIDENT, PARTNER

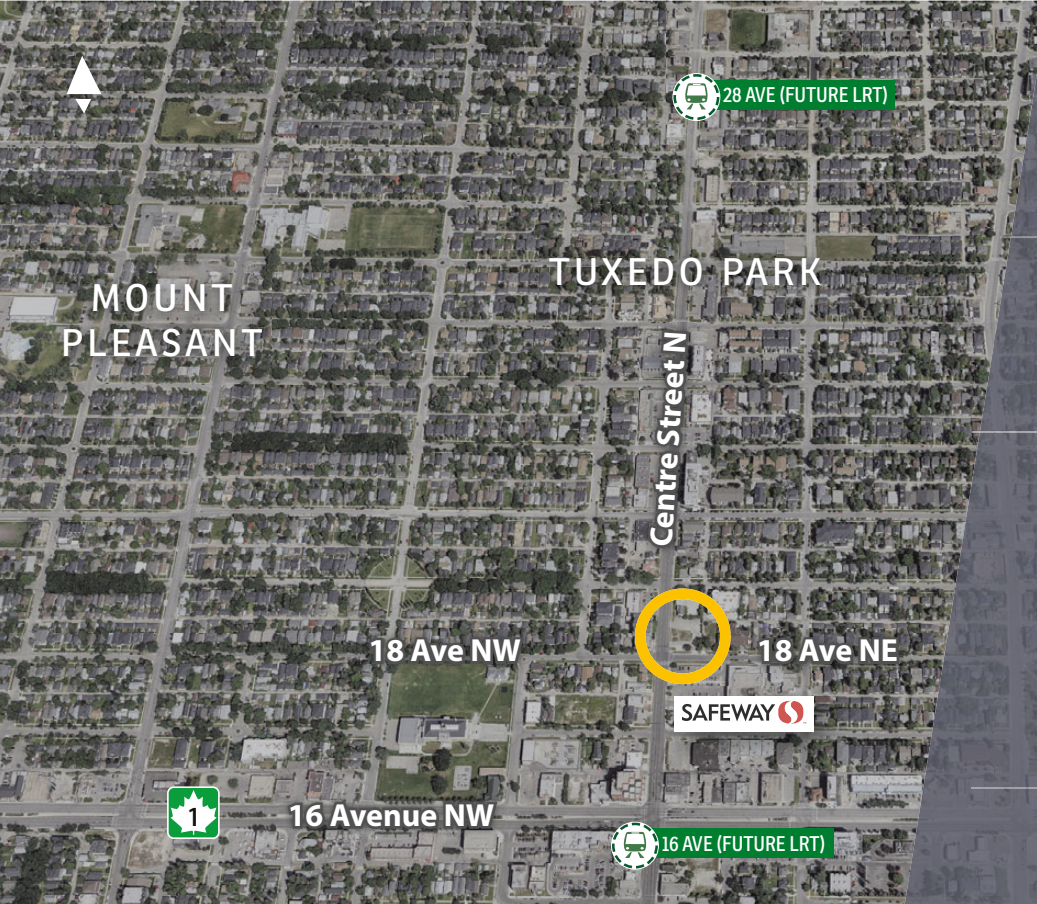
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**BARCLAY
STREET**
REAL ESTATE
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AREA DEMOGRAPHICS

(2 km radius)

Population **42,849** Median Age **38.3**

Average Household Income **\$176,020**

Current Consumption / Household

\$16,753
FOOD

\$5,785
HEALTH CARE

\$5,445
RECREATION

\$2,402
PERSONAL CARE

\$5,827
LIQUOR/TOBACCO

\$3,902
CLOTHING

Sources: Statistics Canada

DRIVING TIMES

To Deerfoot Trail **9 min**

To **SAIT** Southern Alberta Institute of Technology **7 min**

To Downtown **9 min**

SALE INFORMATION

ADDRESS: 1906 Centre Street NE, Calgary

COMMUNITY: Tuxedo Park

LEGAL DESCRIPTION: Plan 21290; Block 12; Lots 1 to 3

EXISTING ZONING:
Direct Control (1P2007)

PROPOSED ZONING:
Mixed Use – Active Frontage District (MU-2f5h41)

SITE AREA: ± 18,750 sq. ft.

FRONTAGE:
» 150' on Centre Street N
» 125' on 18th Avenue NE

PROPERTY TAXES: \$41,692.63 (2025)

PRICE: \$4,750,000



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