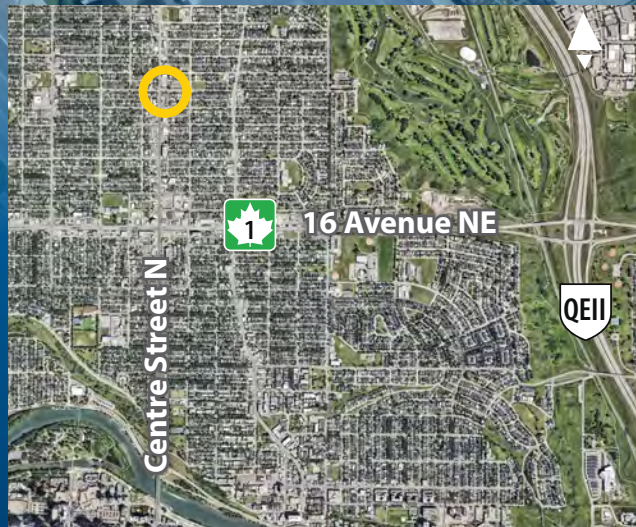


# MIXED-USE DEVELOPMENT LAND FOR SALE

## Tuxedo Block 2510 Centre Street N, Calgary

± 21,500 sq. ft.

- » Excellent location in the community of Tuxedo Park for a mixed-use development, such as a purpose-built rental, offering quick access to major routes



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

**Manish Adiani**, CCIM, EXECUTIVE VICE PRESIDENT, PARTNER

c: 403-975-0694

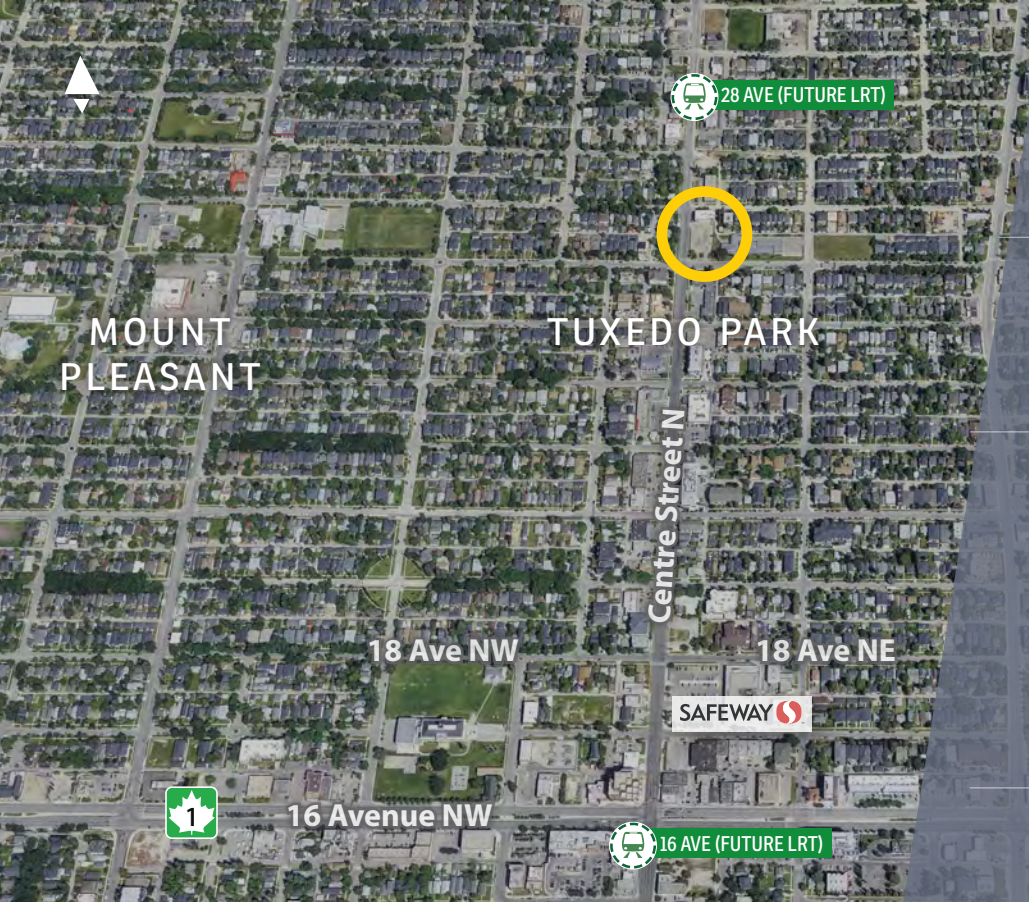
d: 403-294-7181

adianim@barclaystreet.com

**BARCLAY  
STREET**  
REAL ESTATE  
LOCAL EXPERTISE MATTERS



#not in my city



## AREA DEMOGRAPHICS (2 km radius)

Population **35,703**      Median Age **38.4**

Average Household Income **\$147,306**

### Current Consumption / Household

**\$16,110** FOOD      **\$5,414** HEALTH CARE

**\$5,128** RECREATION      **\$2,249** PERSONAL CARE

**\$5,539** LIQUOR/TOBACCO      **\$3,646** CLOTHING

Sources: Statistics Canada

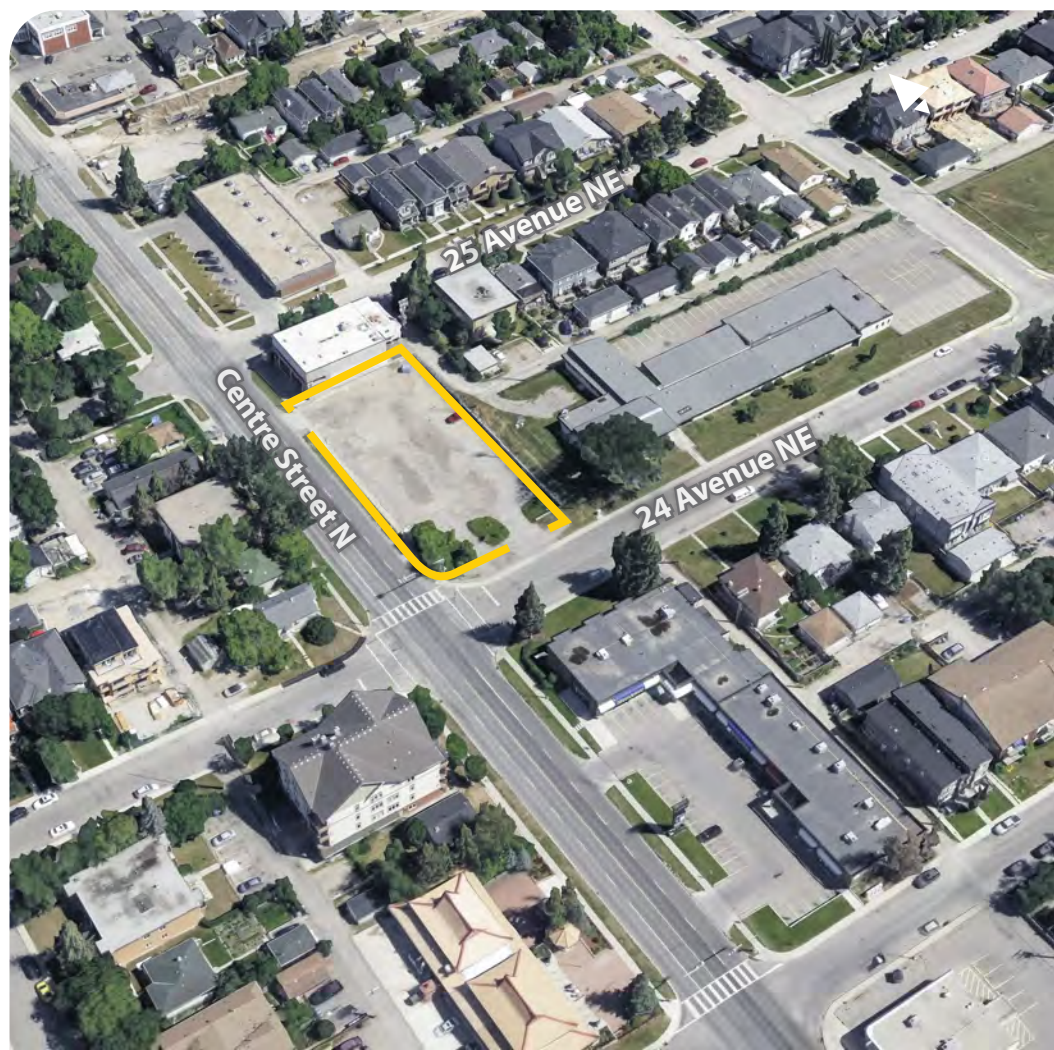
## DRIVING TIMES

To Deerfoot Trail **11 min**

To **SAIT** Southern Alberta  
Institute of Technology **9 min**

To Downtown **11 min**

- » Prime land in the North Central district of Calgary offers a great investment or redevelopment opportunity for a developer who could maximize its potential.
- » This is a great transit-oriented development opportunity with the future LRT planned on Centre Street. It is an excellent location for a mixed-use development, such as a purpose-built rental, offering quick access to major routes while being within walking or biking distance to downtown Calgary.
- » The area is very convenient, with all necessary amenities like grocery stores and coffee shops. The vibrant and young demographics would welcome the redevelopment.
- » The site is a parking lot that generates income.



## SALE INFORMATION

ADDRESS: 2510 Centre Street N, Calgary

COMMUNITY: Tuxedo Park

LEGAL DESCRIPTION: Plan 2617AG; Block 5; Lot 17 to 24

ZONING: Mixed Use – MU-2f4.0h23

SITE AREA: ± 21,500 sq. ft.

DEVELOPMENT POTENTIAL AREA: 4 FAR (86,000 sq. ft.)

PRICE PER BUILDABLE SQ. FT. \$61 (Based on 4 FAR)

PROPERTY TAXES: \$48,677.78 (2025)

PRICE: ~~\$5,250,000~~ \$4,500,00

## PROPOSED DEVELOPMENT

### BUILDING AREAS:

Residential Area: 58,485 sq. ft.

Commercial Area: 6,200 sq. ft.

**Gross Buildable Area: 79,810 sq. ft.**

### UNIT MIX:

Bachelor 15 units

One-bedroom 60 units

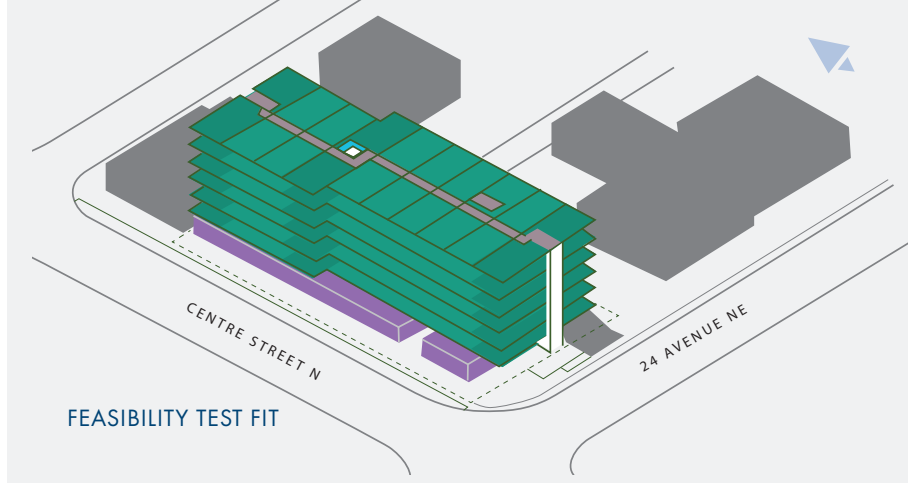
Two-bedroom 12 units

Three-bedroom 10 units

**Total: 97 units**

**PARKING:** 45 underground stalls

**NOTE:** The concept allows for multiple storage lockers and bike parking.



## PERMITTED USES

- Accessory Residential Building;
- Home Based Child Care – Class 1;
- Home Occupation – Class 1;
- Park;
- Sign – Class A;
- Sign – Class B;
- Sign – Class D; and
- Utilities.

*The following uses are permitted uses in the Mixed Use – Active Frontage District if they are located within existing approved buildings:*

- Accessory Food Service;
- Convenience Food Store;
- Fitness Centre;
- Information and Service Provider;
- Library;
- Pet Care Service;
- Power Generation Facility – Small;
- Print Centre;
- Protective and Emergency Service;
- Radio and Television Studio;
- Restaurant: Food Service Only – Small;

- Restaurant: Neighbourhood;
- Retail and Consumer Service;
- Specialty Food Store; and
- Take Out Food Service.

*The following uses are permitted uses in the Mixed Use – Active Frontage if they are located within an existing approved building and are not located on the ground floor:*

- Artist's Studio;
- Catering Service – Minor;
- Counselling Service;
- Financial Institution;
- Health Services Laboratory – With Clients;
- Instructional Facility;
- Medical Clinic;
- Office;
- Service Organization; and
- Veterinary Clinic.

## DISCRETIONARY USES

- Accessory Liquor Service;
- Addiction Treatment;
- Amusement Arcade;
- Assisted Living;
- Billiard Parlour;
- Brewery, Winery and Distillery;
- Child Care Service;
- Cinema;
- Community Recreation Facility;
- Computer Games Facility;
- Conference and Event Facility;
- Custodial Care;
- Dinner Theatre;
- Drinking Establishment – Medium;
- Drinking Establishment – Small;
- Dwelling Unit;
- Food Production;
- Home Occupation – Class 2;
- Hotel;
- Indoor Recreation Facility;
- Liquor Store;
- Live Work Unit;
- Market – Minor;
- Medical Marijuana Counselling;

- Museum;
- Outdoor Café;
- Parking Lot – Structure;
- Pawn Shop;
- Payday Loan;
- Performing Arts Centre;
- Place of Worship – Medium;
- Place of Worship – Small;
- Post-secondary Learning Institution;
- Residential Care;
- Restaurant: Food Service Only – Medium;
- Restaurant: Licensed – Medium;
- Restaurant: Licensed – Small;
- Seasonal Sales Area;
- Signs – Class C;
- Signs – Class E;
- Social Organization;
- Special Function – Class 2;
- Supermarket;
- Utility Building;
- Vehicle Rental – Minor; and
- Vehicle Sales – Minor.

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EXPERTISE  
MATTERS**

## **Commercial Real Estate Sales, Leasing and Property Management**

**/ Leasing**  
OFFICE, RETAIL, INDUSTRIAL

**/ Sales**  
OFFICE, RETAIL, INDUSTRIAL, HOTELS,  
MIXED USE, MULTI-FAMILY, LAND

**/ Property  
Management**  
OFFICE, RETAIL, INDUSTRIAL, COMMERCIAL  
AND RESIDENTIAL CONDOMINIUMS



**BARCLAY  
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LOCAL EXPERTISE MATTERS

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**EDMONTON 780-463-3332**  
Suite 102, 9452 – 51st Avenue, Edmonton, AB T6E 5A6

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