

FOR SALE

# SNOWDON BLOCK

2010

11 St SE



## GET MORE INFORMATION

A cornerstone of Calgary's early commercial fabric, offering investors the rare opportunity to own an iconic piece of the city's history.

**AVISON  
YOUNG**

# Property Overview

## MUNICIPAL ADDRESS

2010 11 Street SE, Calgary, AB

## LISTING PRICE

Contact listing team

## TOTAL SQUARE FOOTAGE

21,035 sf

## SITE SIZE

0.83 acres

## LAND-USE

C-COR3

## YEAR OF CONSTRUCTION

1911 / 1914 / 1952 / 2014

## PARKING

35 surface stalls



# Investment Highlights



## HISTORIC CALGARY LANDMARK

The building is a cornerstone of Calgary's early commercial fabric, offering buyers the chance to own a rare piece of the city's history.



## STABLE TENANCY WITH UPSIDE

Majority of the building is leased to strong covenant tenants, providing reliable income, with 2,225 SF of basement space available for lease offering near-term leasing upside and additional income potential.



## URBAN VILLAGE LOCATION

Inglewood/Ramsay is one of Calgary's most historic districts, blending heritage character with boutique retail, dining, and breweries, offering lifestyle appeal similar to Toronto's Distillery District or Vancouver's Gastown.



## FLEXIBLE CONFIGURATION

A mix of retail and office tenancies, corner lot access, and multiple entry points support tenant retention and enhance leasing flexibility.



## VALUE PRESERVATION

With limited comparable heritage assets in Calgary, the building's historic character supports strong investor demand and long-term appeal, while ensuring sustained tenant interest and resilience through market cycles.



## HIGH VISIBILITY

Street-front exposure with strong pedestrian and vehicular traffic, adjacent to the Ramsay Design Centre, with the planned CTrain line further enhancing visibility and accessibility.





FUTURE ENTERTAINMENT DISTRICT

SUBJECT PROPERTY

RAMSAY-INGLEWOOD PUBLIC REALM IMPROVEMENTS

DRIVE TIMES

8 Minutes to DOWNTOWN

5 Minutes to FUTURE ENTERTAINMENT DISTRICT

FUTURE LRT LINE

**Demographics within 3 km**

**74,351**  
Total population as of 2025

**\$149,622**  
Average household income as of 2025

**36**  
Median Age as of 2025

**32.1%**  
% Projected population over next 5 years

**171,935**  
Daytime Population at Work

Sources: Avison Young Research Department, Alberta Economic Outlook: The Owl (ATB), Alberta Advantage, Stats Canada, The City of Calgary, Calgary MLS, Global News, CREAA, Siteview





# Inglewood / Ramsay Location Overview

Inglewood, established in 1875, is Calgary's oldest neighbourhood and one of its most desirable lifestyle districts. Celebrated for its historic architecture, vibrant brewery and dining scene, and distinct cultural character, it's often compared to Vancouver's Gastown and Toronto's Distillery District for its authentic mix of heritage and modern urban energy. Adjacent Ramsay adds a strong residential base, attracting young professionals, artists, and small businesses that fuel the area's creative spirit. Together, these districts offer excellent transit connectivity and immediate proximity to downtown Calgary, making them highly attractive for office, retail, and service-oriented tenants.



The communities of Ramsay and Inglewood in will soon undergo significant transformation with a new light rail transit station and several nearby developments proposed. New developments will provide the opportunity for more people to live, work and shop within walking distance of public transit. The City's TOD Program is delivering new streetscapes, parks and pathways.

Source: <https://engage.calgary.ca/RamsayInglewoodPublicRealm>

# Offering Process

Avison Young has been retained by 2060155 Alberta Ltd. (the "Vendor") on an exclusive basis to arrange for the offering and sale of a 100% interest in the subject property. The subject property is being offered for sale unpriced. Please contact the listing agents below for more information and details on the offering process.

Please note that any sale will be strictly on an "as is, where is" basis with no representations or warranties of any nature.

Additional information will be made available to assist in evaluating this sale offering upon execution of a Confidentiality Agreement by interested parties/prospective purchasers. Interested parties will also be provided with a form of offer / purchase and sale agreement acceptable to the Vendor.



**CLICK TO DOWNLOAD**  
Confidentiality Agreement



## GET MORE INFORMATION

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