# \$5,500,000 - 1231 10 Avenue Sw, Calgary

MLS® #A2205113

## \$5,500,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.52 Acres

Beltline, Calgary, Alberta

Click brochure link for more details. Prime future development site! Four year sale-leaseback offering exceptional holding income/yield 1231 10th Avenue SW is a 22,770 square foot future mixed-use redevelopment site located in the west end of Calgary's popular Beltline District. The property's high-profile location offers excellent access to the Downtown Core while enjoying the numerous dining, shopping, recreation, and entertainment offerings of an inner-city location.

The site is zoned for high-density mixed-use development allowing for a maximum density of 8 times site area. The existing 9,975 square foot retail building is fully leased to Vistek Camera Store. The Vendor is willing to offer a sale leaseback to include a four year term at a lease rate of \$16.00 per square foot.

The area immediately surrounding the Property has seen a number of recent and successful multi-residential developments providing a strong business model for future redevelopment of the Property and the strengthening demand for West Beltline development opportunities.―







Built in 1900

### **Essential Information**

MLS® # A2205113 Price \$5,500,000

Bathrooms 0.00 Acres 0.52 Year Built 1900

Type Commercial Sub-Type Mixed Use

Status Active

# **Community Information**

Address 1231 10 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T3C 0J3

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 218
Zoning CC-X

## **Listing Details**

Listing Office Honestdoor Inc.

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