

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

MLS® #A2205113

\$5,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.52 Acres

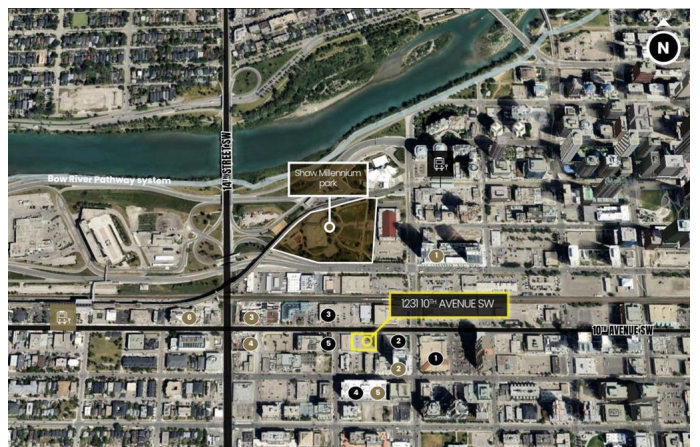
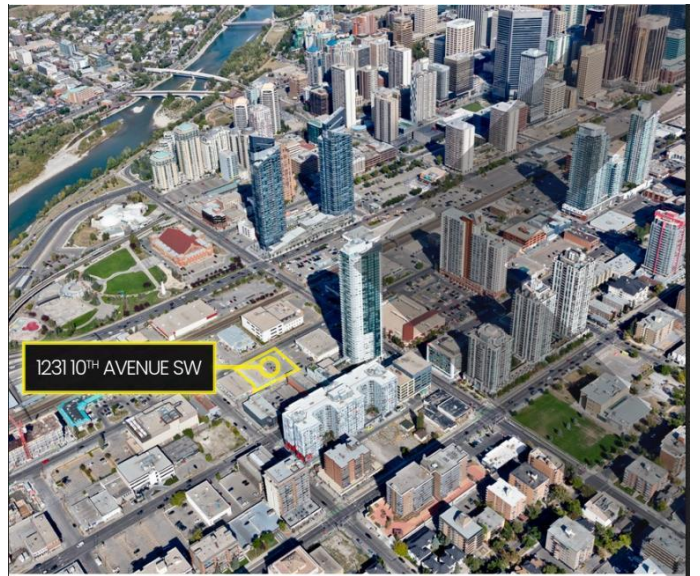
Beltline, Calgary, Alberta

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	7
Zoning	CC-X

Listing Details

Listing Office	Honestdoor Inc.
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.