



REDUCED ASKING PRICE

1020 - 1036 9 AVENUE SW, CALGARY, ALBERTA

# DOWNTOWN WEST END DEVELOPMENT SITE

37,028 Square Feet of Mixed-Use Development Land Located  
in West Downtown Calgary, Alberta





# INVESTMENT OPPORTUNITY

**Downtown West End Development Site** (the "Site") represents an exceptional opportunity to acquire a 100% freehold interest in a 37,028 square feet ("SF") of development land in the Downtown West End neighbourhood of Calgary, Alberta.

The Site has an approved land designation with the potential to develop up to 260,000 SF of residential, commercial, and mixed-use density. The Site is currently occupied by two strong covenants: Enterprise Rent-A-Car and Diamond Parking, which will provide purchasers with reliable holding income.

The Site benefits from superior frontage and exposure to 9 Avenue SW and major arterial roadways. The Site occupies a prominent position in downtown Calgary, as its location offers superb access to everything the downtown core has to offer, including world class restaurants, shopping centres, hotels, numerous public transportation options, high rise apartment towers, the Central Business District, as well as Bow River and the regional pathway network.

**The Site is being offered for sale at an asking price of \$5,495,000.**

**For more information, please contact the Advisors.**

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# INVESTMENT HIGHLIGHTS

## DESIRABLE LOCATION IN CALGARY'S DOWNTOWN WEST END

The Site occupies a prominent corner lot position along 9 Avenue SW and 10 Street SW, in the Downtown West End neighbourhood of Calgary, Alberta.

- Walking distance to several retail amenities in the downtown core including world class restaurants, entertainment venues, grocery stores and The Core Shopping Centre.
- A five-minute walk to the Downtown - West Kirby Light Rail Transit ("LRT") station, a stop along the Blue Line LRT. The Blue Line will ultimately connect with the future Green Line LRT once completed, providing even greater access and connectivity to the rest of Calgary.
- Within a short drive to other nearby trendy communities including Beltline, Kensington, Bridgeland and Mission.

### UNDER A 15-MINUTE WALK



the WESTLEY



SAFeway



RBC



ANYTIME FITNESS



Donna Mac



bridgette



CALGARY CO-OP



Mountain Equipment Company



THE DORIAN



Tim Hortons



WAVES COFFEE HOUSE



McDonald's



BW Best Western Hotels & Resorts



cucina



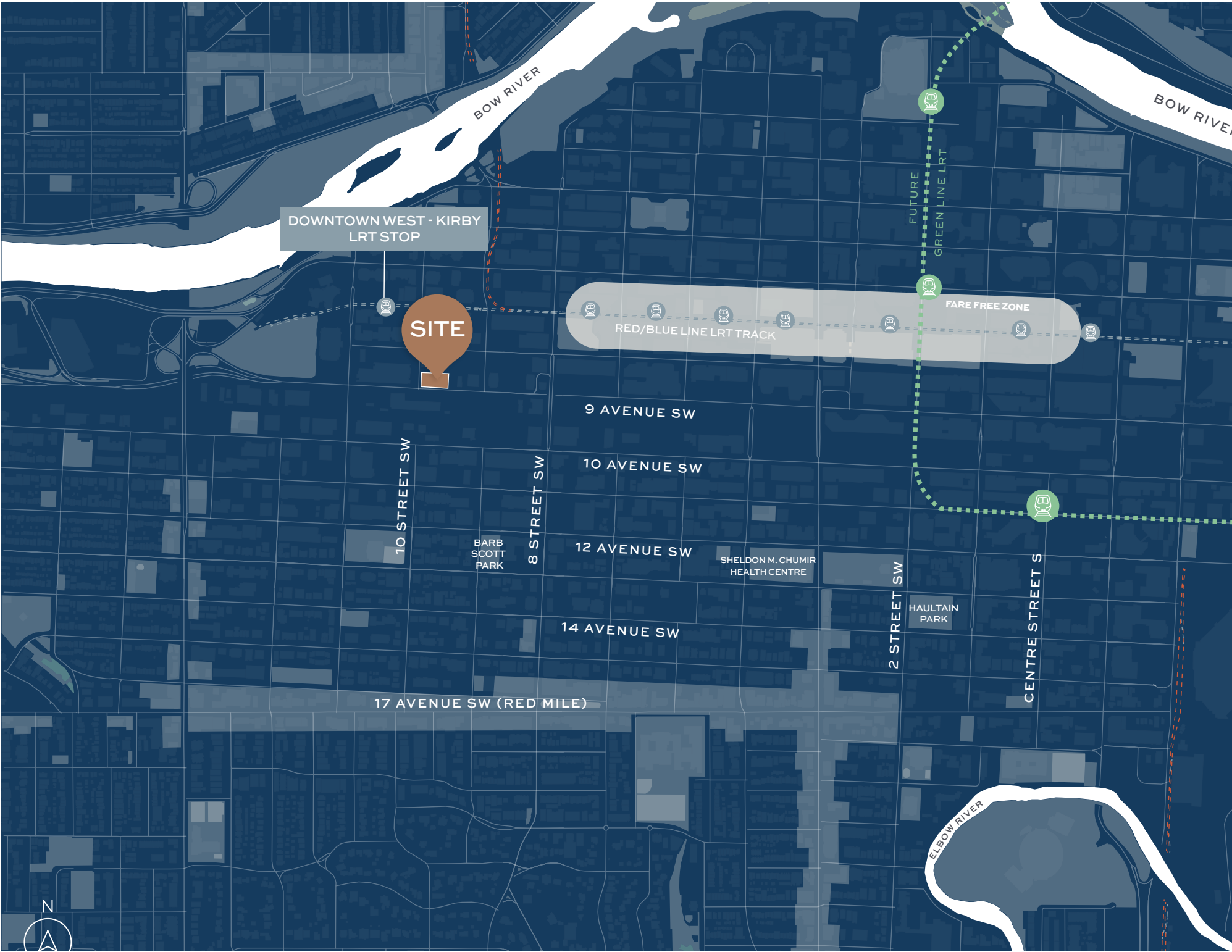
Artigiano



HOLY GRILL



CANADIAN TIRE



# INVESTMENT HIGHLIGHTS

## LAND USE

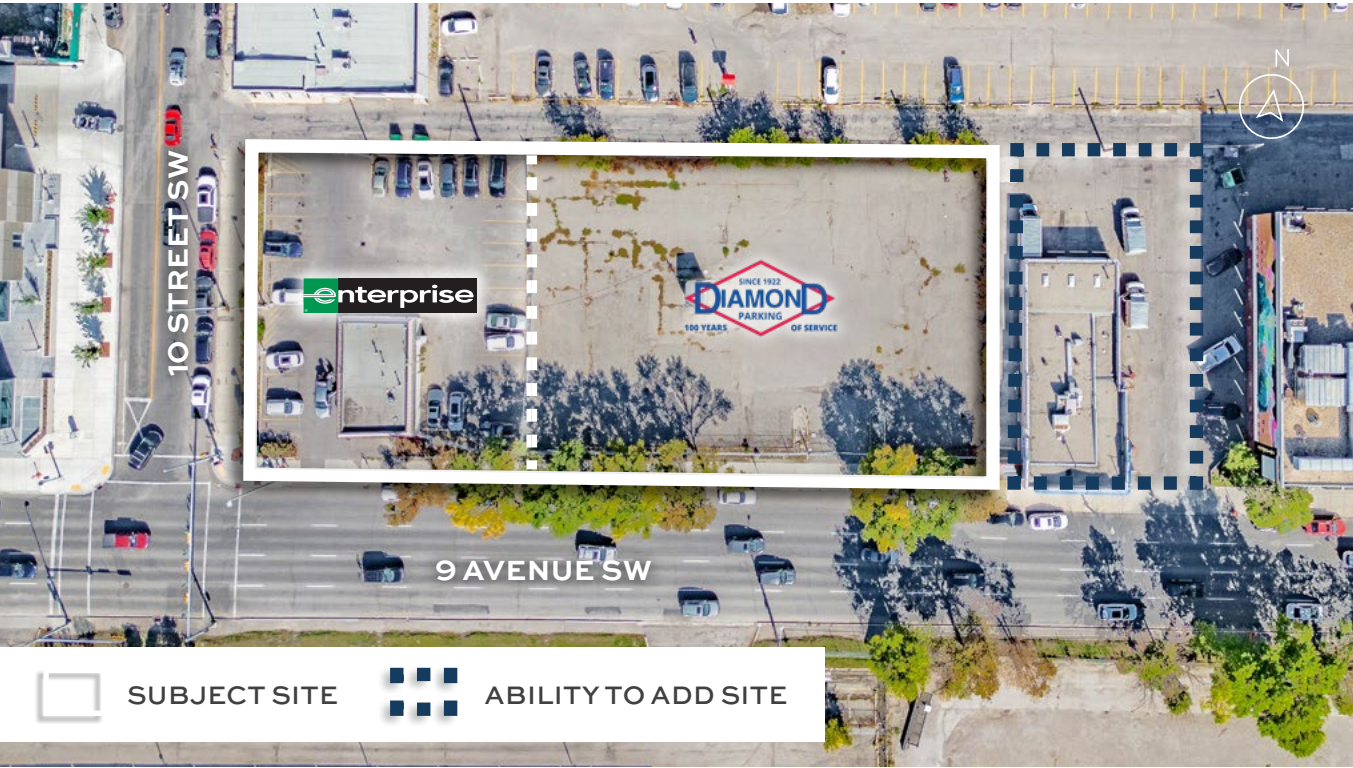
The land use designation is Direct Control (47Z92), permitting a maximum of 3.0 Floor Area Ratio ("FAR") for commercial uses and a maximum of 7.0 FAR for residential uses, allowing for a high density residential development. The approved zoning allows for a potential of up to 260,000 SF of density.

There is potential to assemble the adjacent parcel located directly east of the Site, adding 13,031 SF to the size or an additional 91,000 SF of future density.

## HOLDING INCOME





Enterprise Rent-A-Car operates their business on a portion of the Site, while the remaining area functions as a paid parking lot managed by Diamond Parking. These two tenants will provide purchasers with reliable holding income.

Enterprise Rent-A-Car has a renewal option that can be exercised to provide the purchaser additional income over a longer time frame.

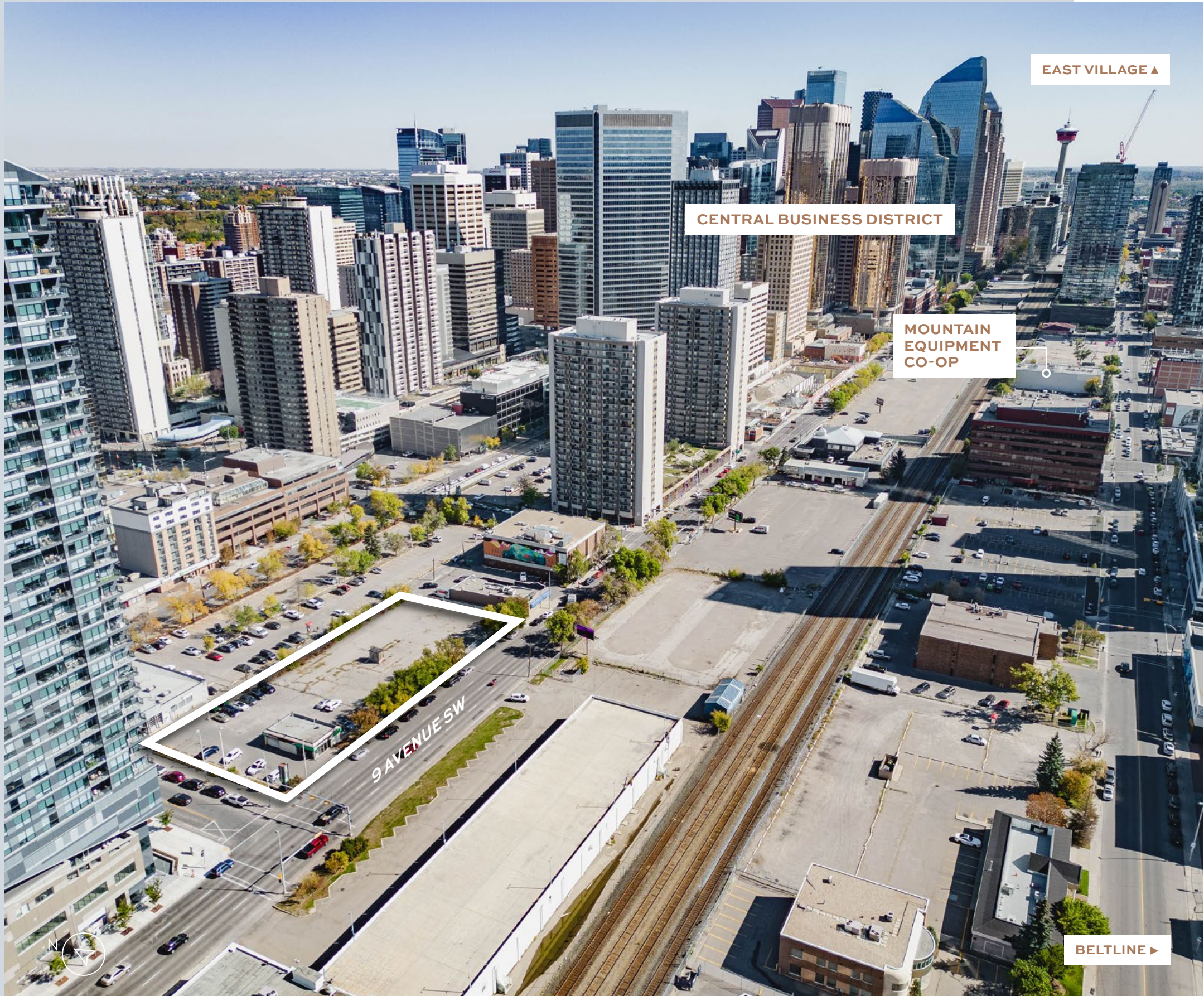


# DOWNTOWN WEST END DEVELOPMENT SITE

<b>MUNICIPAL ADDRESS</b> 1020 - 1036 9 Avenue SW Calgary, Alberta	<b>LEGAL ADDRESS</b> Plan A1; Block 55; Lots 29-40
<b>POTENTIAL USE</b> Mixed-Use Development Land	<b>NEIGHBOURHOOD</b> Downtown West End

 <b>37,028</b> Site size in square feet	 <b>DC</b> Direct Control 47Z92	 <b>7.0</b> Floor Area Ratio (FAR)
 Up to <b>260,000</b> Potential Density	 <b>\$182,448</b> In-Place Income	 <b>2.2 YEARS</b> Term Remaining







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**Jones Lang LaSalle Real Estate Services, Inc.**

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