



FOR SALE - 1516 & 1518 - 7 STREET SW

# MONA LISA

## LAND ASSEMBLY

11,800 square foot land assembly improved with a retail strip and a two-storey retail building within the heart of the Beltline.





# THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” and/or the “Advisor”) has been exclusively retained to offer for sale a 100% freehold interest in 1516 & 1518 – 7 Street SW, Calgary, AB (the “Property”) and/or (the “Mona Lisa Land Assembly”).

The Property represents a rare opportunity to acquire a 11,800 square foot (“SF”) land assembly improved with a retail strip and a two-storey retail building within the heart of the Beltline. The location is exceptional, as the Property benefits from frontage to Tompkins Park, and is situated immediately north of 17th Avenue SW, in a highly desirable urban node. The existing improvements can be readily repositioned as a value-add retail play and there is also significant redevelopment potential. **The Property is being offered for sale with an asking price of \$4,495,000.**



# INVESTMENT HIGHLIGHTS



**AMENITIES:** The surrounding area is very pedestrian friendly and boasts a wide array of amenities, including cafes, restaurants, bars, fitness centre, grocery store, and boutique retail shops.



**RAPIDLY DENSIFYING NODE:** There are several new high density mixed-use and multi-family projects under construction. The node is rapidly densifying, which will further enhance the population and vibrancy of this coveted urban location.



**REDEVELOPMENT POTENTIAL:** Fully assembled site with prime frontage totaling 118' and a current approved land-use of 3.0 FAR.



**VALUE-ADD RETAIL:** Current rents are below market, and the two-storey building is being sold vacant, creating a unique value-add retail opportunity.

## Site Assembly Summary

Site Size	11,800 SF
Land Use	C-COR1 f3.0h23 Commercial – Corridor
FAR	3.0
Max Density	35,493 SF
Building Height	+/- 75' or +/- 7 storeys
Area Redevelopment Plan	Beltline Area Redevelopment Plan
Frontage	118'
Depth	100'







JB COURT

MONA LISA BUILDING

## JB COURT SUMMARY



**MUNICIPAL ADDRESS** 1516 – 7 Street SW

**BUILDING SIZE** 4,583 SF

**CRUs** 3

**OCCUPANCY** 100%

**NOI** +/- \$80,000

**YEAR BUILT** 1987

## MONA LISA BUILDING



**MUNICIPAL ADDRESS** 1516 – 7 Street SW

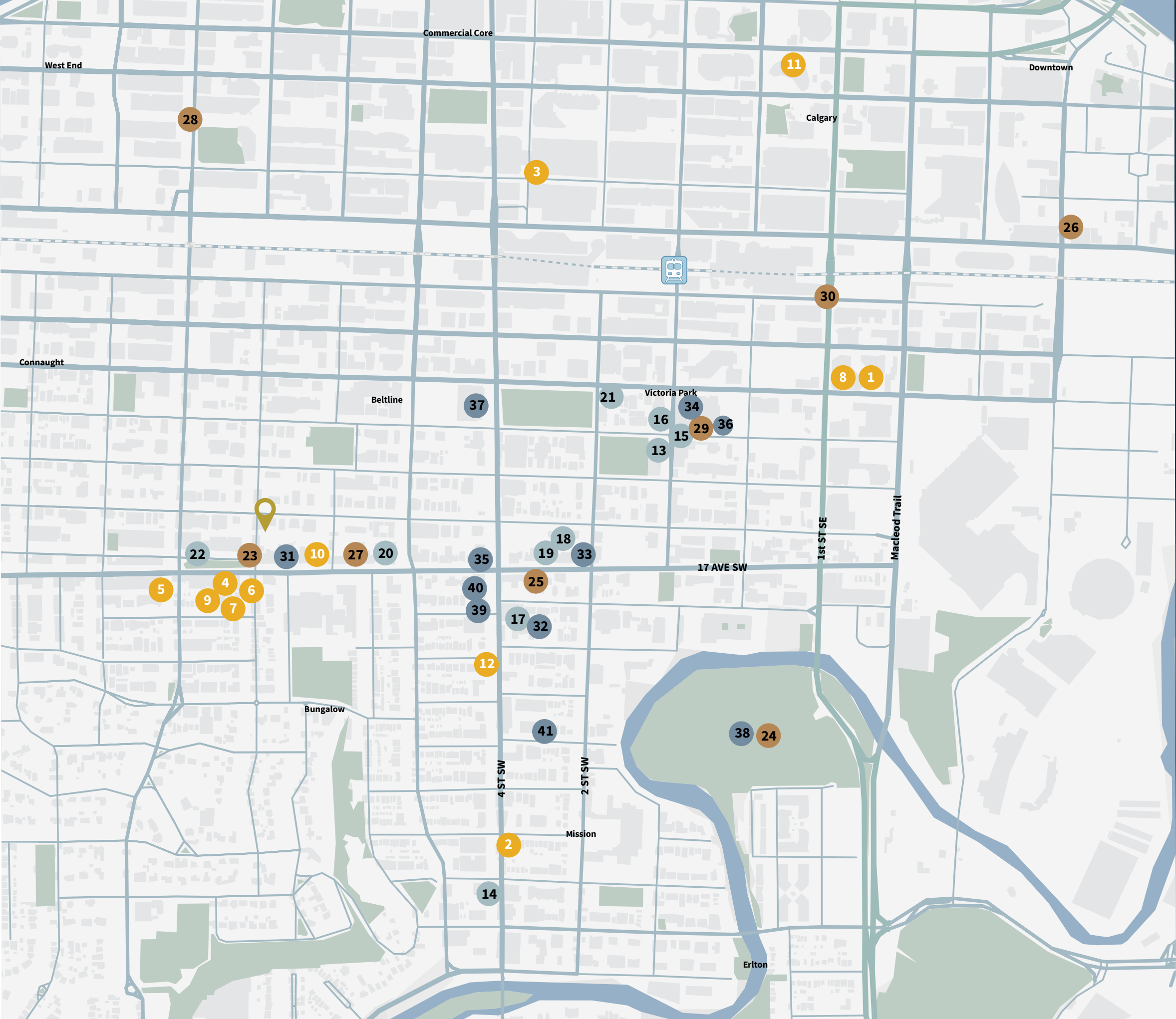
**BUILDING SIZE** 9,337 SF

**NO. OF STOREYS** 2

**OCCUPANCY** Vacant

**YEAR BUILT** 1969





DESIRABLE LOCATION IN

# CALGARY'S BELTLINE

AMENITIES



Retail

- |                                      |                                      |
|--------------------------------------|--------------------------------------|
| 1. 5 Vines Wine Craft Beer & Spirits | 7. Shoppers Drug Mart                |
| 2. Lululemon                         | 8. Sunterra Market                   |
| 3. Roots                             | 9. Fjallraven                        |
| 4. Arcteryx                          | 10. Servus Credit Union              |
| 5. Best Buy                          | 11. Fishman's Personal Care Cleaners |
| 6. Canadian Tire                     | 12. Q&P Cleaners                     |



Restaurants and Bars

- |                         |                         |
|-------------------------|-------------------------|
| 13. First Street Market | 18. Model Milk          |
| 14. Earls Kitchen + Bar | 19. Pigeonhole 17th     |
| 15. Starbucks           | 20. Una Pizza + Wine    |
| 16. Shokunin            | 21. Native Tongues      |
| 17. Jinya Ramen Bar     | 22. Browns Social House |



Coffee and Cafes

- |                           |                        |
|---------------------------|------------------------|
| 23. Analog Coffee         | 27. Philosafy Coffee   |
| 24. Good Earth            | 28. Second Cup         |
| 25. Element Cafe          | 29. Starbucks          |
| 26. Rosso Coffee Roasters | 30. Waves Coffee House |



Fitness & Health Services

- |                                     |                                  |
|-------------------------------------|----------------------------------|
| 31. Rumble Boxing Studio            | 38. MNP Community & Sport Centre |
| 32. Yoga Santosha Mission           | 39. Pure North Dental            |
| 33. Home Lifestyle Club             | 40. Pure Health Chiropractic     |
| 34. Anytime Fitness                 | 41. 4th Street Dental            |
| 35. Rhythm Ride                     |                                  |
| 36. Hedkandi Salon                  |                                  |
| 37. Sheldon M. Chumir Health Centre |                                  |



# OFFERING PROCESS

Offers received on a first come, first served basis. However, the vendor reserves the right to call a bid date with (14) days notice.

# EXCLUSIVE ADVISORS

All inquiries regarding the Property should be directed to the under-noted on behalf of the Vendor.

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