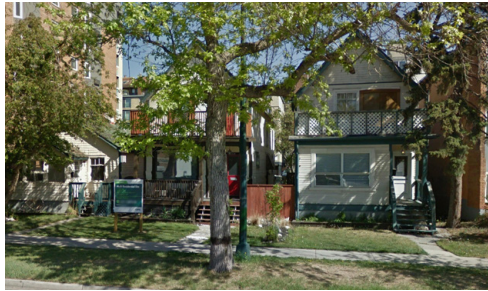


FOR SALE

1116-20 16 Avenue SW
Calgary, AB



Property Highlights

- High density site close to 17th Avenue
- Zoned Multiresidential - Mixed Use
- 75 feet of frontage
- 9,750 sq. ft. site with GFA of 5, option to gross up to 7
- Located just south of Calgary's downtown core
- Level, rectangular site
- Facing 17th Avenue retail strip

Grant Potter

gpotter@BlackstoneCommercial.com

Direct: (403) 398-7182



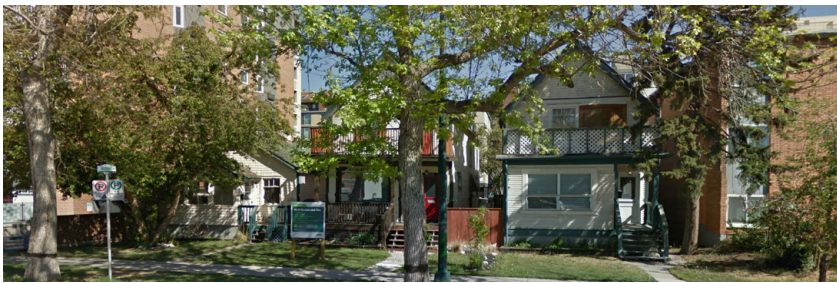
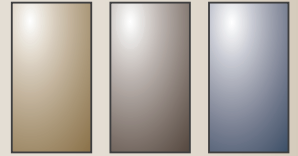
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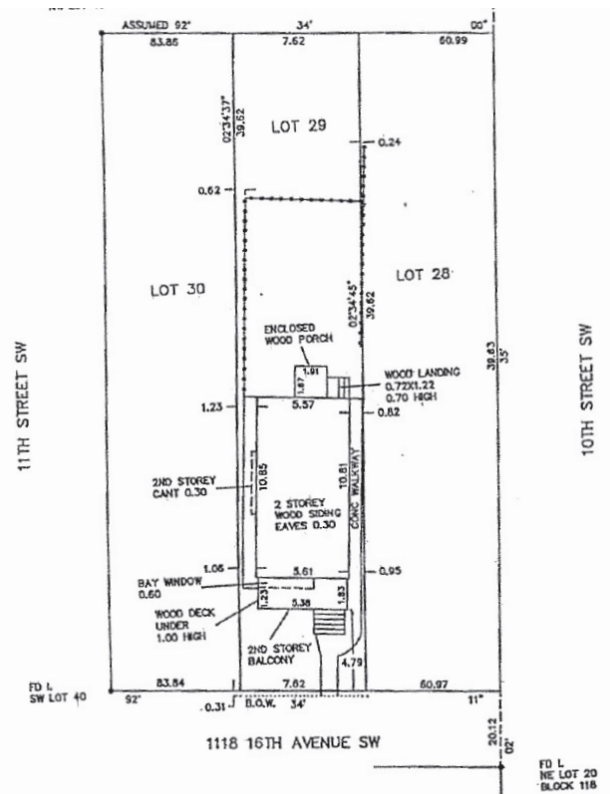


Property Details

Available Area

Site Size Asking Price
9,750 sq. ft. (75 ft x 130 ft) **\$2,395,000**

Property: 1116, 1118, 1120 16th Ave SW
Legal: Plan A1, Block 113, Part Lots 28, 29, 30
Land Use: CC.MHX, Centre City
Assessment: \$2,440,500 (2016)
Taxes (2015): \$12,913
Site Density: Up to 5 times (48,750 sq. ft.)
 Ability to increase to 7 FAR



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