

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

MLS® #A2205113

**\$5,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.52 Acres

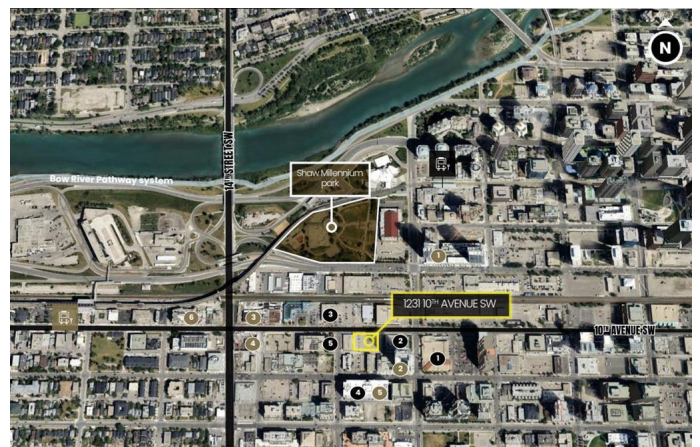
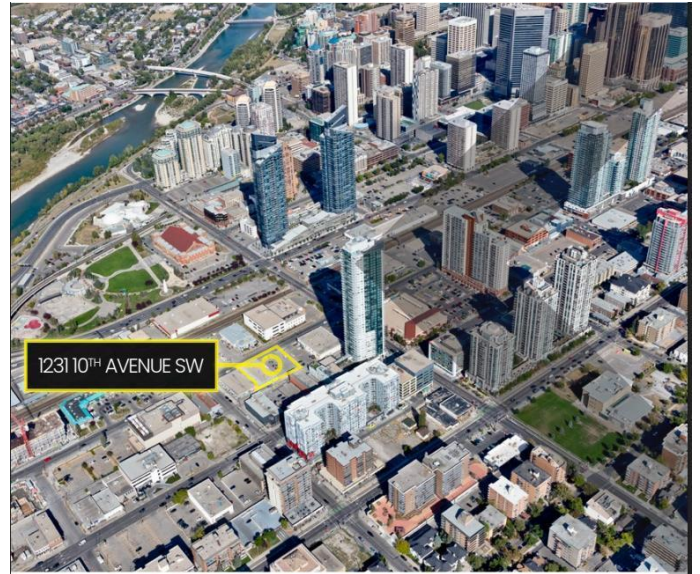
Beltline, Calgary, Alberta

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	131
Zoning	CC-X

## Listing Details

Listing Office	Honestdoor Inc.
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