

# \$5,950,000 - 1020-1036 9 Avenue Sw, Calgary

MLS® #A2137732

**\$5,950,000**

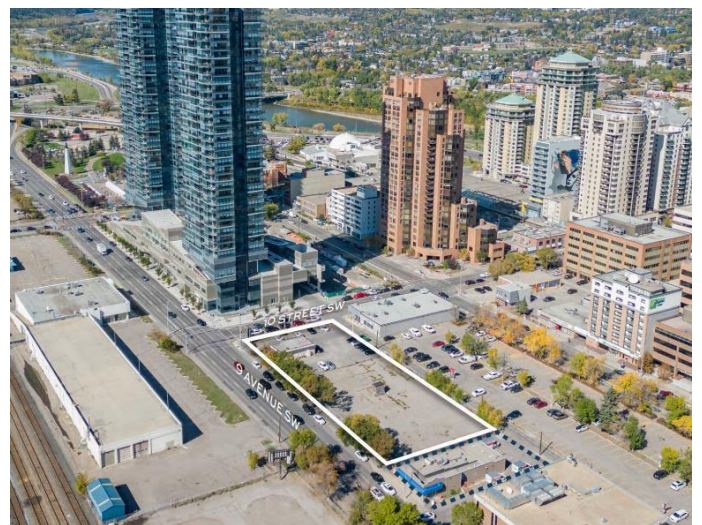
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown West End, Calgary, Alberta

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. A portion of the Site is currently occupied and leased to a strong covenant: Enterprise Rent-A-Car, 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.

Built in 1973

## Essential Information



MLS® #	A2137732
Price	\$5,950,000
Bathrooms	0.00
Acres	0.00
Year Built	1973
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	1020-1036 9 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 1L9

### **Additional Information**

Date Listed	June 3rd, 2024
Days on Market	304
Zoning	DC

### **Listing Details**

Listing Office	Honestdoor Inc.
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