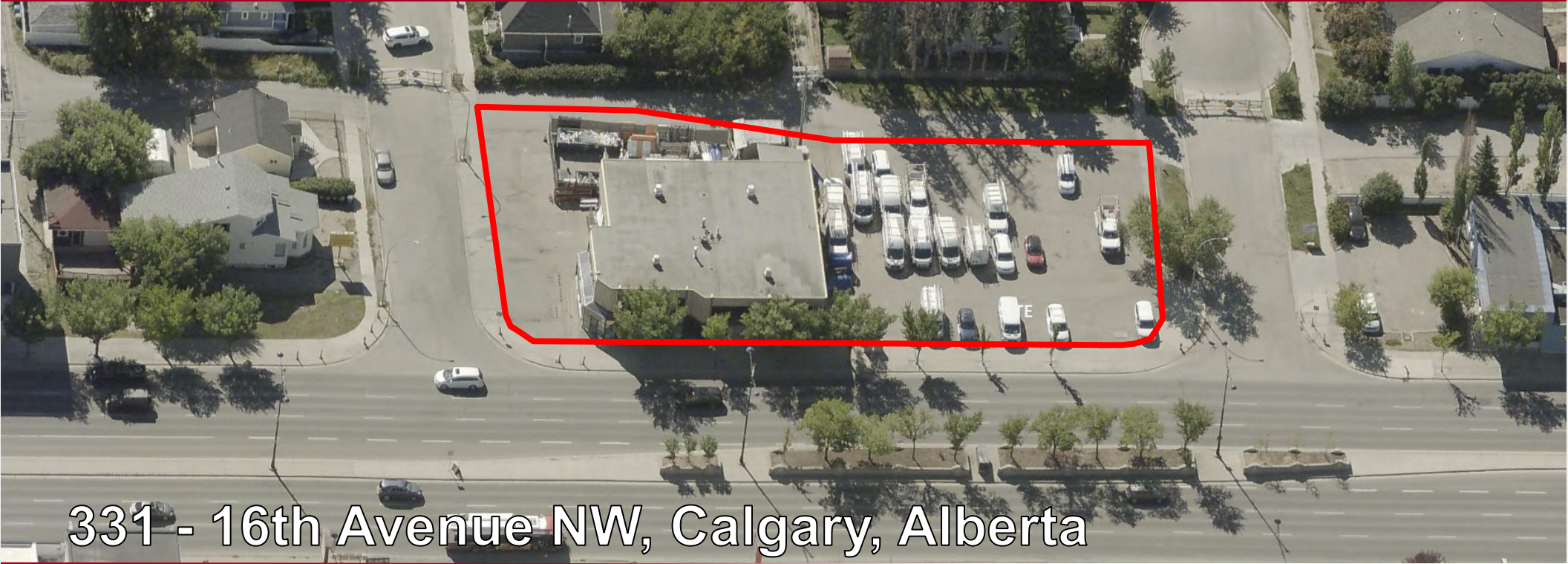


DEVELOPMENT Opportunity

PRIME .54 ACRE SITE LOCATED ON
THE BUSY 16TH AVENUE NW
CORRIDOR.

225 FEET OF FRONTAGE



331 - 16th Avenue NW, Calgary, Alberta

For more information



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Broker

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Associate

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Property Details

Location Map

Address:

331 - 16th Avenue NW, Calgary, AB

Legal Address:

Plan 0912229 Block 2 Lot 45

District:

Crescent Heights

Zoning:

C-Cor 1 f4.0h24 FAR 4.0

Total Site Size:

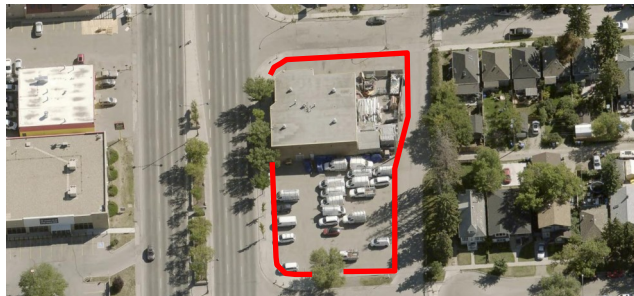
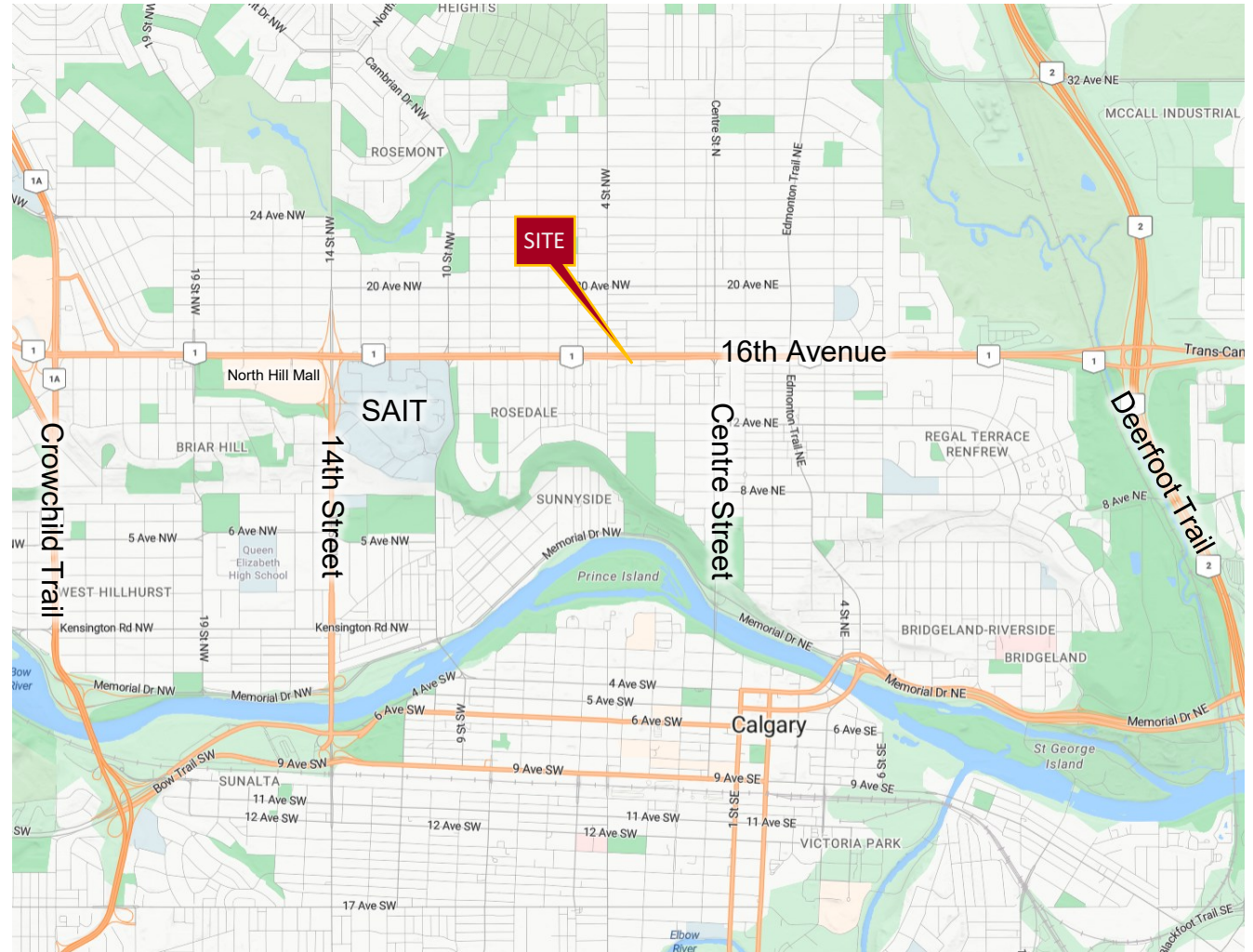
0.54 acres +/- (23,466 sq. ft.)

Highest and Best Use

Medium density mixed use development.

Property Details:

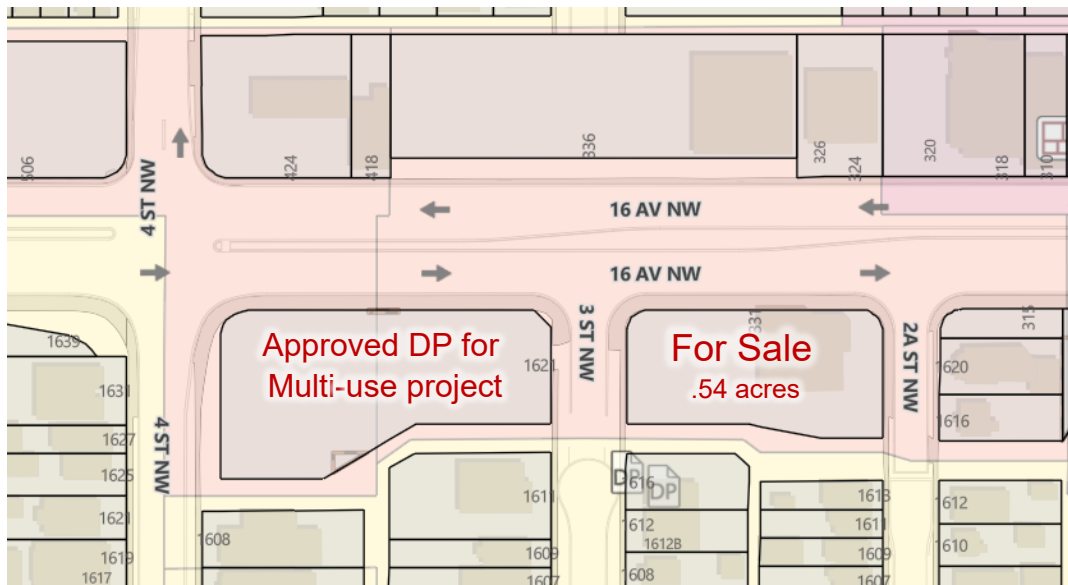
- 5,346 sq. ft. +/- retail/warehouse building currently sits on the property. Constructed in 1979 it consists of concrete block and wood frame construction.
- Current ESA Phase 1 and RPR available.



Amazing Opportunity

The subject site offers an excellent opportunity to acquire property in a prime location adjacent to a new six-storey development that will include ground-floor retail and 106 residential units. With a comparable FAR, the site presents considerable potential for a project of similar scope, benefitting from increased pedestrian activity, enhanced amenities, and improved visibility within the area. This is a valuable occasion to align your development with a landmark project anticipated to enhance the local environment and support long-term value growth.

Proposed Neighboring Development



Property Features

Development opportunity on inner city lot located adjacent to approved 6 story development.

High Traffic counts on 16th Avenue NW provides strong support for a mixed use retail and residential development.

Major east west and north south roads provide great access to the property.

Close proximity numerous inner city amenities including the Southern Alberta Institute of Technology.

Flexible Zoning with a FAR of 4.0 allows for a variety of uses and high site density.

Financial

Taxes (estimated 2025): \$ 53,698.35

Asking Selling Price: Market Price

Roman Real Estate (2009) Ltd. have obtained this information from sources deemed reliable and while thought to be correct, have not been verified. We do not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.