



533535 24 Avenue Calgary Alberta

\$3,000,000

Attention DEVELOPERS & INVESTORS this is a prime, inner city, Mount Pleasant land assemblage / redevelopment site with MC-2 zoning. RARE OPPORTUNITY which includes lots 23, 24, 25 & 26 combined, offering 100' frontage x 180' lot depth, approximately 18,000 sqft lot size or 0.41 ACRES. Being sold for land assemblage value. See supplements for 2023 commercial land assemblage/ property appraisal for \$3.17 million. Fantastic inner-city location, close to Downtown Calgary. 531 must be purchased together with 535 & 533 24th Avenue NW. This is an incredible opportunity to either develop the proposed multi-family development plans or bring your own vision for a dynamic multi-family project to life catering to Calgary's growing demand for housing or for a savvy INVESTOR to buy and hold these inner-city Calgary properties with solid revenue generation for future redevelopment. See supplements for the rental income that these side-by-side properties currently generate. Note: Building area is the combined RMS measurements of the existing structures on the properties. 531 24th Avenue NW (built 1947) is a renovated 2-storey offering 2564 sqft above grade with a legal main floor + illegal upper-level suite(s) + 975 sqft illegal lower-level suite. 535 & 533 24th Avenue NW (built 1950) is a renovated bungalow 1108 sqft main floor legal suite with a 1031 sqft legal lower-level suite all in great condition. Please also see supplements for proposed development plans for an apartment building comprising of 49 purpose built rental units 43 - 1 bed units + 3 - 2 bed + 3 bachelor units w/1 level of underground parking - 41 stalls. Land survey, geotechnical report, and ESA report. There is also potential with the City of Calgary approval to rezone to build even more i.e. 75+ units with 2 levels of parking and potential commercial retail units (CRU's) at grade. MC2 is one of the highest me...

Listing Presented By:



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