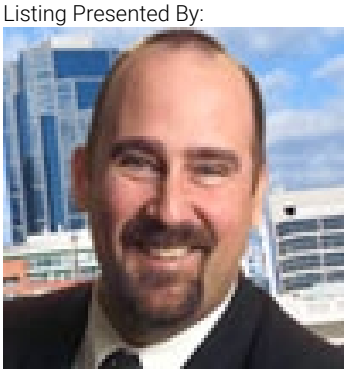


2837 16 Avenue Calgary Alberta

$899,900

PRIME REDEVELOPMENT OPPORTUNITY IN ALBERT PARK/RADISSON HEIGHTS! Attention builders, developers and investors! This fully cleared, fee-simple corner parcel offers approximately 75' x 120' of land, with a total registered area of 8,977 sq. ft. Zoned M-C1, with a maximum density of 148 units per hectare, the property offers theoretical potential for approximately 12 residential units, subject to City of Calgary approval, site design and applicable development regulations. Explore the possibilities for townhomes, a low-profile apartment development or a multi-unit rental project.The corner location provides excellent exposure, along with side alley access, offering valuable flexibility for building design, parking configurations and garage access.A significant advantage for developers: The existing home has been professionally demolished, with services capped at the lot line. No demolition required, no tenants to relocate and a cleared site ready for redevelopment planning.Ideally situated in the established community of Albert Park/Radisson Heights, just minutes from downtown Calgary, Deerfoot Trail and Memorial Drive. Conveniently located near the vibrant 17 Avenue SE International Avenue corridor, MAX Purple transit service, shopping, restaurants, schools and recreational amenities.Whether you're considering a multi-unit rental investment, a build-and-sell townhome project or adding to your land portfolio, this property presents an exciting opportunity in an established inner-city community.Vacant land with immediate possession available. Sale is subject to GST.Bring your vision and explore the possibilities! (id:6769)

Listing Presented By:



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