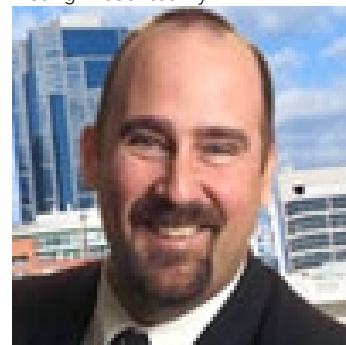


## 640 10 Avenue Calgary Alberta

\$4,500,000

Exclusive opportunity in Calgary's Beltline District with tremendous development potential. CC-X zoning allows for a blend of commercial, residential, and mixed-use projects, Maximize development footprint and profitability with the density of Base 5.0 FAR + 3.0 Bonus FAR. Prime downtown location with excellent visibility and increasingly rare freehold site size with a total 99 ft frontage and 160 ft depth. Proximity to major amenities, business centers, and attractions. Calgary is a thriving economic hub with a strong real estate market, diversified economy and record breaking, new in-migration. Resurgence in urban development with infrastructure projects and revitalization initiatives are ideal for businesses in this location. Take advantage of Calgary's growing population, young, entrepreneurial vibe, and rapidly evolving cityscape. Strong income from tenants and parking make this an ideal investment in a vibrant city. Call for more details. (id:6769)

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