

For Sale:

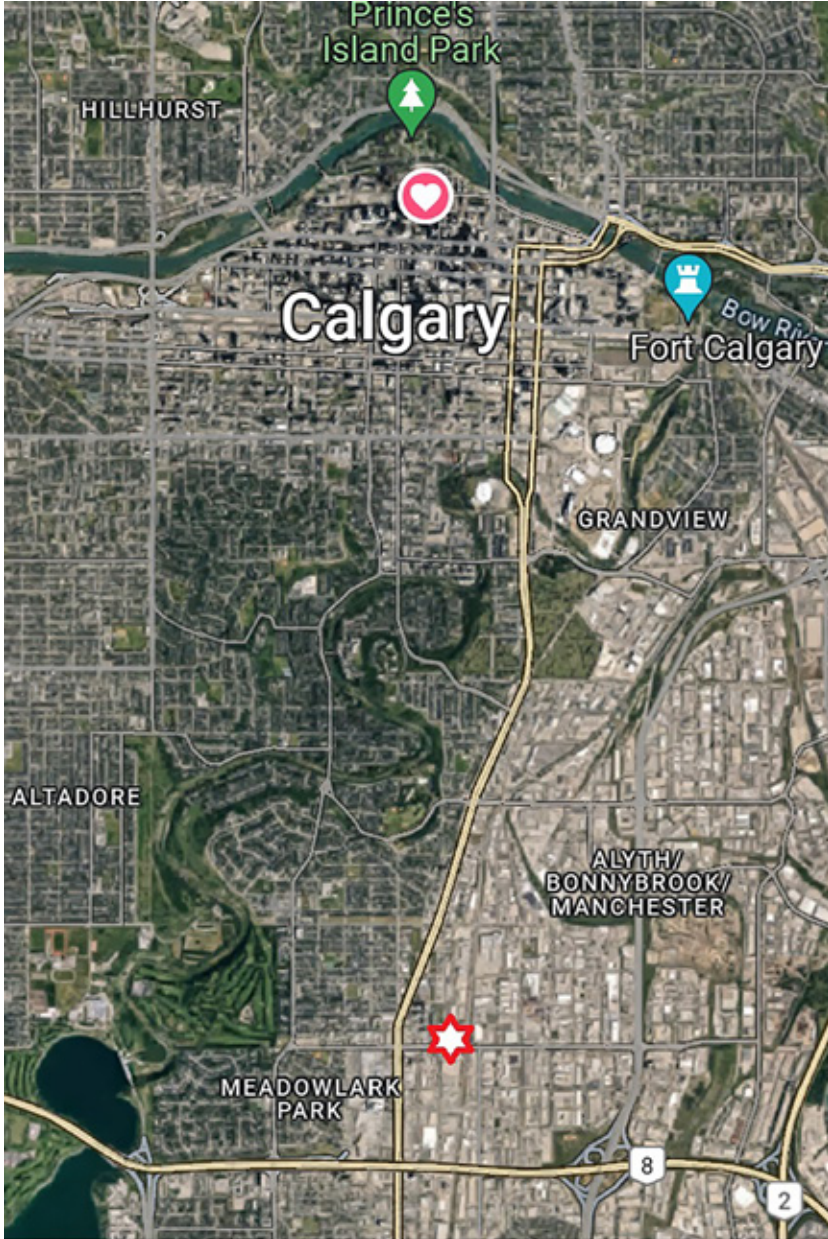
Development Land

102 - 58th Avenue S.W. / 5724 - 1st Street S.W. Calgary

68,825 sq ft

1.58 ACRES (+/-)

Future Development Land



Within Transit Oriented Development (TOD) boundary



Two blocks from Macleod Trail and Chinook Centre



Multi-Family redevelopment potential



Zoned automotive oriented commercial

FOR MORE INFORMATION PLEASE CONTACT:

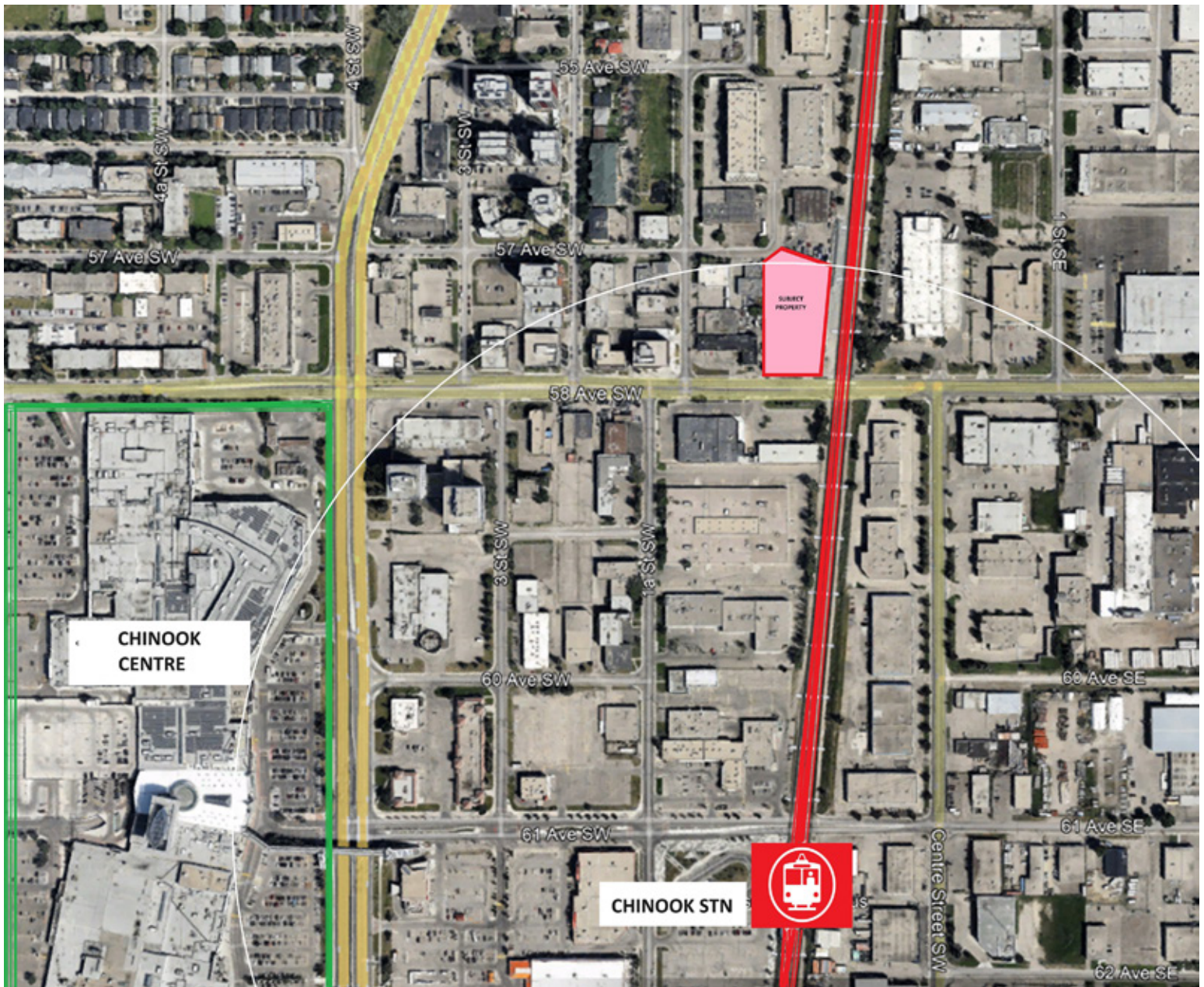
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LB HUBBARD

realty group

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5218 - 86th Avenue SE Calgary, AB T2C 4L7

Location



The property is less than a 10-minute walk to Chinook Centre or to the Chinook Station on the red line. Getting to the downtown is very convenient and close by, either by train or a 10-minute drive.

Located within Transit Oriented Development (TOD)

Transit Oriented Development (TOD) enables sustainable long-term growth, creating a walkable, mixed-use form of development within a 600m radius of a primary transit station.

Higher density development is encouraged near the station to make transit convenient for more people and facilitate ridership. Incentives to develop highly desirable, established communities along primary transit provides Calgarians with more choices of places to live that are less reliant on cars.

CF Chinook Centre

Calgary and Western Canada's premier shopping, dining and entertainment destination with over 250 stores including top retailers providing luxury brands and unique choices all available at one destination.

Financial institutions within a short walk include BMO, CIBC, ATB, Scotia, HSBC and RBC. **Primary retailers** providing essentials include Staples, Home Depot, Mark's and Community Natural Foods.

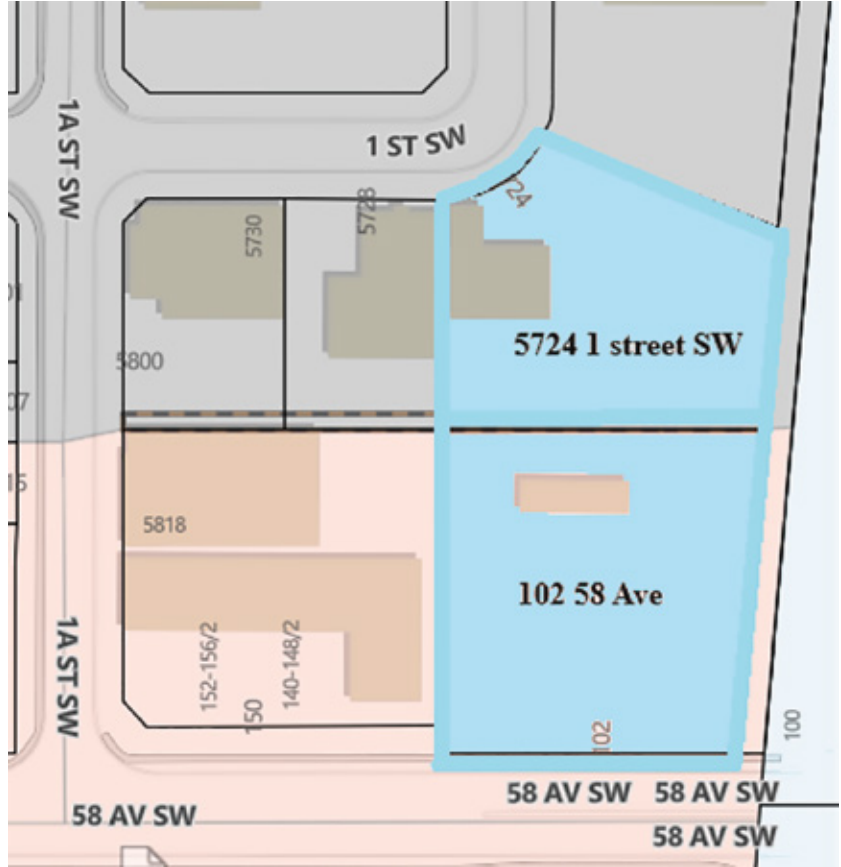
Primary road network serving the area includes Macleod Trail, Glenmore Trail, Blackfoot Trail and 58th avenue.

Property Information

5724 – 1st Street S.W.



Address Acre Zoning
 5724 1 St. S.W. 0.71 I-G
 Automotive
 Legal: Plan 1880JK Block 1 Lot 2
 Building built 1966 Building size TBV



102 – 58th Avenue S.W.



Address Acre Zoning
 102 58 Av S.W. 0.87 C-Cor3
 Automotive oriented commercial
 Legal: Plan 2395G Block B

182 feet frontage on 58th Avenue

TWO PROPERTY TOTAL

Total size: 1.58 Acres / 68,825 sq ft (+/-)
 Property Taxes: \$100,882.00 (2023 tbv)
 Price: \$4,900,000.00
 Vacant Possession

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CURRENT ZONING

1.	102 - 58 Avenue SW	0.87 Ac	Zoned CCor3f1.0h12	Commercial Corridor 3	Auto Oriented Commercial
2.	5724 - 1 Street SW	0.71 Ac	Zoned I-G	Industrial General	
		1.58 Ac / 68,825 sq ft (+/-)			

FUTURE DEVELOPMENT

Residential Development potential; M-H2 Residential High Density Medium Rise, up to 14 story with ground floor commercial
Nearby properties received unanimous approval for re-designation from CCor3f1.0h12 to M-H2 f 5.5 h60, Calgary planning, Nov 14, 2023
 Potential Buildable 275,300 sq ft at 4.0 FAR Price per buildable sq ft: \$17.80 Price per sq ft land: \$71