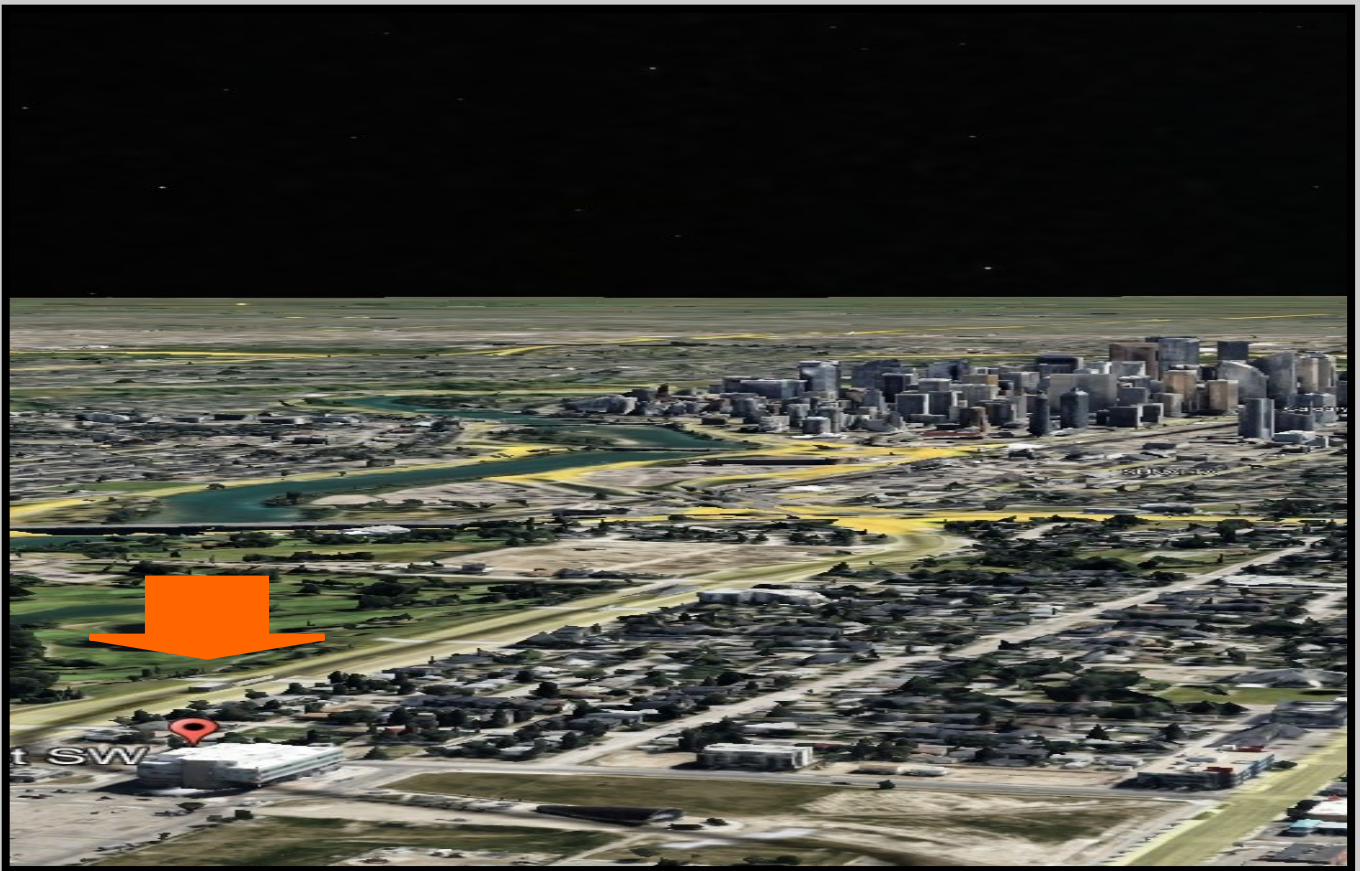


FOR SALE

DEVELOPMENT SITE

SHAGANAPPI

1408-33 STREET SE



CENTURY 21 Bamber Realty Ltd.

PAUL LOUTITT

1612 - 17 Avenue S.W.

Calgary, Alberta, Canada T2T 0E3

WWW.calgarycommercialrealty.com Office/Pager: (403) 245-0773

Retail, Industrial, Investment Sales & Leasing

F O R S A L E

ADDRESS: 1408 - 33 Street SW, Calgary, Alberta T3C 1P1

LEGAL DESCRIPTION: Plan 2084GQ Block 4 Lot 15

ZONING: M-C2 Multi Residential—Contextual Medium Profile District Bylaw IP2007

DESCRIPTION: Site is approximately 5,580 sq. ft. with 50' of frontage onto 33 Street SW and sides onto public alley with a depth of 110'. M-C2 zoning and proximity to public transit has potential for higher density redevelopment.

LIST PRICE: \$1,080,000

COMMENTS : Judicial Sale, as is where is, land Value only, no access to the property, older residential structure and garage deemed not habitable by the City of Calgary and in the process of being demolished. M-C2 zoning and proximity to public transit has potential for higher density redevelopment. According to the City of Calgary. prior applications include 2020, Land Use change to MU-1 Mixed Use District ,pending and 2021 Development Permit for a 7 story, 45 unit , Unit building ,on hold.



NOTE: Information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. All information is subject to verification by the purchaser and does not form part of any future agreement. This property may be withdrawn from the market at any time with not notice.

FOR SALE



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