

# FOR SALE

ALBERT PARK MULTI FAMILY REDEVELOPMENT SITE  
TWO 8 UNIT APARTMENT BUILDINGS

## 1709-34 STREET SE



### Highlights ...

**PRICE REDUCED, VENDOR FINANCING AVAILABLE**

- ✓ Great location close to Major traffic corridor International Avenue, Bus and Rapid Transit routes
- ✓ MC-1 zoning , 12,00 square foot site
- ✓ DP approvals for two 8 unit condominium buildings
- ✓ 13 parking stalls to be provided on site, specialized paving stone
- ✓ 2 bedroom units

**PAUL LOUTITT**

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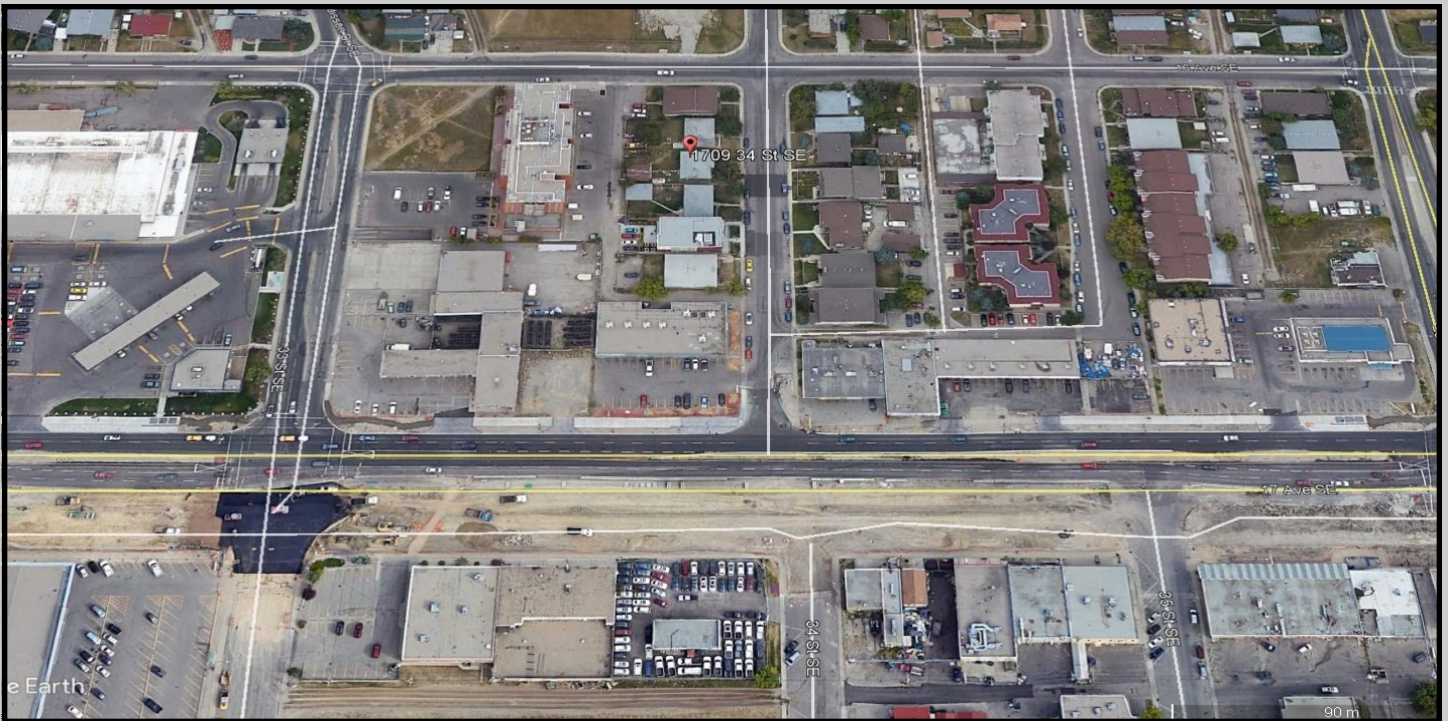
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**Industrial, Retail, Investment Sales & Leasing**

# FOR SALE

- ADDRESS:** 1709 - 34 Street SE, Calgary,  
Plan 3400AM Block 35 Lots 3 - 6
- DESCRIPTION:** 12,000 sq ft site with two older structures (as is), DP approvals for two 8 unit 3.5 story walkup condominium buildings, providing 13 paved surface parking stalls in rear.
- ZONING:** M-C1 Multi Residential- Contextual Low Profile (IP2007)
- TAXES ASSESSMENT:** (2021) Taxes \$3,832.62
- BUILDING SIZE:** Two Building, 3 1/2 floors, 9324 sq ft total
- SUITE MIX:** Each building 8 - 2 bedroom units, 975 sq ft
- CONSTRUCTION:** Concrete foundation, wood frame, sloped shingled roof, vinyl siding with brick trim
- ASKING PRICE:** Reduced to \$ 750,000 / \$62.50 per square foot
- COMMENTS:** Development site with DP approvals in place, excellent location just off international Avenue (17th Avenue SE) , rapid transit bus route and In proximity to all area amenities. Site provides for 13 paved parking stalls on site. Vendor financing available.



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