



DEVELOPMENT LAND FOR SALE

802 - 16 AVENUE NE

CALGARY, AB

 CUSHMAN &
WAKEFIELD

802 - 16 AVENUE NE CALGARY, AB



The Opportunity

On behalf of Ambassador Motels Ltd. (the “Vendor”), Cushman & Wakefield ULC (“C&W”) is pleased to present 802 - 16 Avenue NE, Calgary, AB (the “Property”) to the market. The Property is comprised of approximately 1.91 acres and is located in the inner-city neighbourhood of Winston Heights with direct exposure onto the Trans Canada Highway (16th Avenue NE).

Property Details

District:	Winston Heights
Legal Description:	Plan 4930GV, Block 5 & 5A
Site Area:	±1.91 acres (±83,200 sf)
Zoning:	MU-1 f6.5h45 and MU-1 f4.0h22
Proposed Units:	370
Potential Density:	466,893 sf
Existing Building:	41,025 sf
Year Built:	1950

Highlights

- Inner-city, corner lot with exposure onto 16th Avenue NE (Trans Canada Highway)
- Area is serviced by public transportation (MAX Orange)
- Many nearby amenities along 16th Avenue NE (Trans Canada Highway)
- 5 minutes to downtown and 10 minutes to the Calgary International Airport
- Location provides excellent access to off-leash area with walking and bike trails



802 - 16 AVENUE NE CALGARY, AB



Development Opportunity

North Parcel

Size:	±0.7 acres (±30,343 sf)
Potential Density:	±121,372 sf
Estimated Floors:	6 storey development
Estimated Units:	106

South Parcel

Size:	±1.22 acres (±53,131 sf)
Potential Density:	±345,521 sf
Estimated Floors:	11 storey development
Estimated Units:	264

Community Association reviewed and expressed no issue or concern with the current land use designation by way of letter to the Vendor.

Subject Property



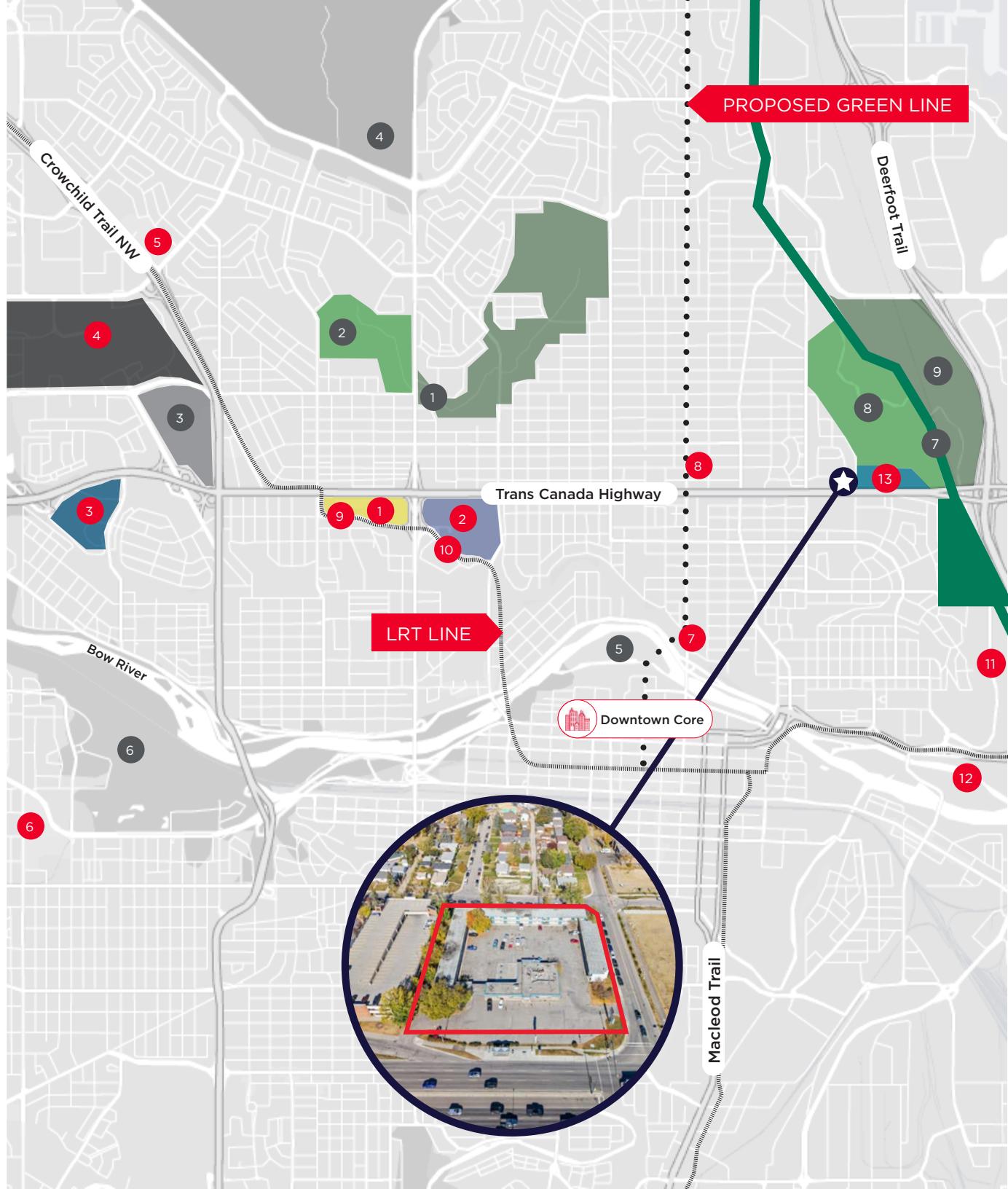
802 - 16 Avenue NE

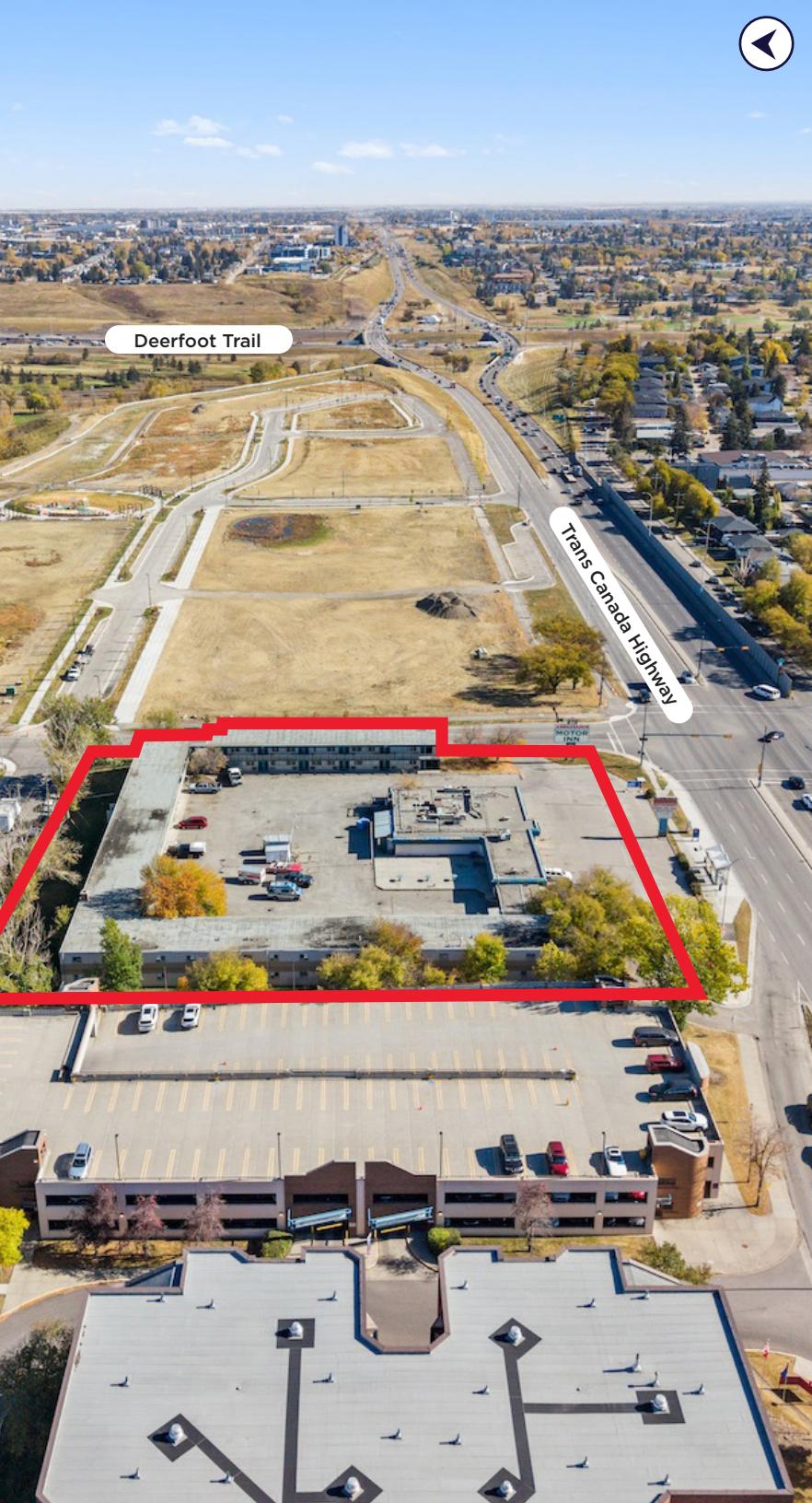
Traffic Generators

- 1 North Hill Centre
- 2 Southern Alberta Institute of Technology
- 3 Foothills Medical Centre
- 4 University of Calgary
- 5 Brentwood Village Shopping Centre
- 6 Westbrook Mall
- 7 Mount Pleasant Tennis Club
- 8 Centre Street Safeway
- 9 Lion's Park LRT Station
- 10 SAIT / AUArts / Jubilee LRT Station
- 11 Telus Spark
- 12 Calgary Zoo
- 13 Midfield Heights

Public Greenspace

- 1 Confederation Park
- 2 Confederation Park Golf Course
- 3 McMahon Stadium
- 4 Nose Hill Park
- 5 Prince's Island Park
- 6 Shaganappi Point Golf Course
- 7 Nose Creek Pathway
- 8 Winston Heights Golf Course
- 9 Fox Hollow Golf Course





SUBMISSION PROCESS

The Property is offered to the market unpriced. Submissions will be accepted by the Exclusive Listing Agents on a first-come-first-serve basis.

All inquiries regarding this exclusive listing, or any information contained in this marketing material should be directed to the Exclusive Listing Agents.

In addition to the information enclosed in this brochure, access to a virtual data room will be provided upon execution of the Vendor's non-disclosure agreement.



Immediate Area Demographics (1 km)

\$95,916

Medium Household Income

6,554

Population

40

Median Age

Proximity



Shopping

Calgary Co-op

5 min walk

Midfield Heights

2 min walk



Transit

MAX Orange

1 min walk

Bus #19

1 min walk

Bus #4/5, #69

10 min walk

Walk Score



Winston Heights

74

Calgary

39

Vehicles Per Day



16th Avenue NE

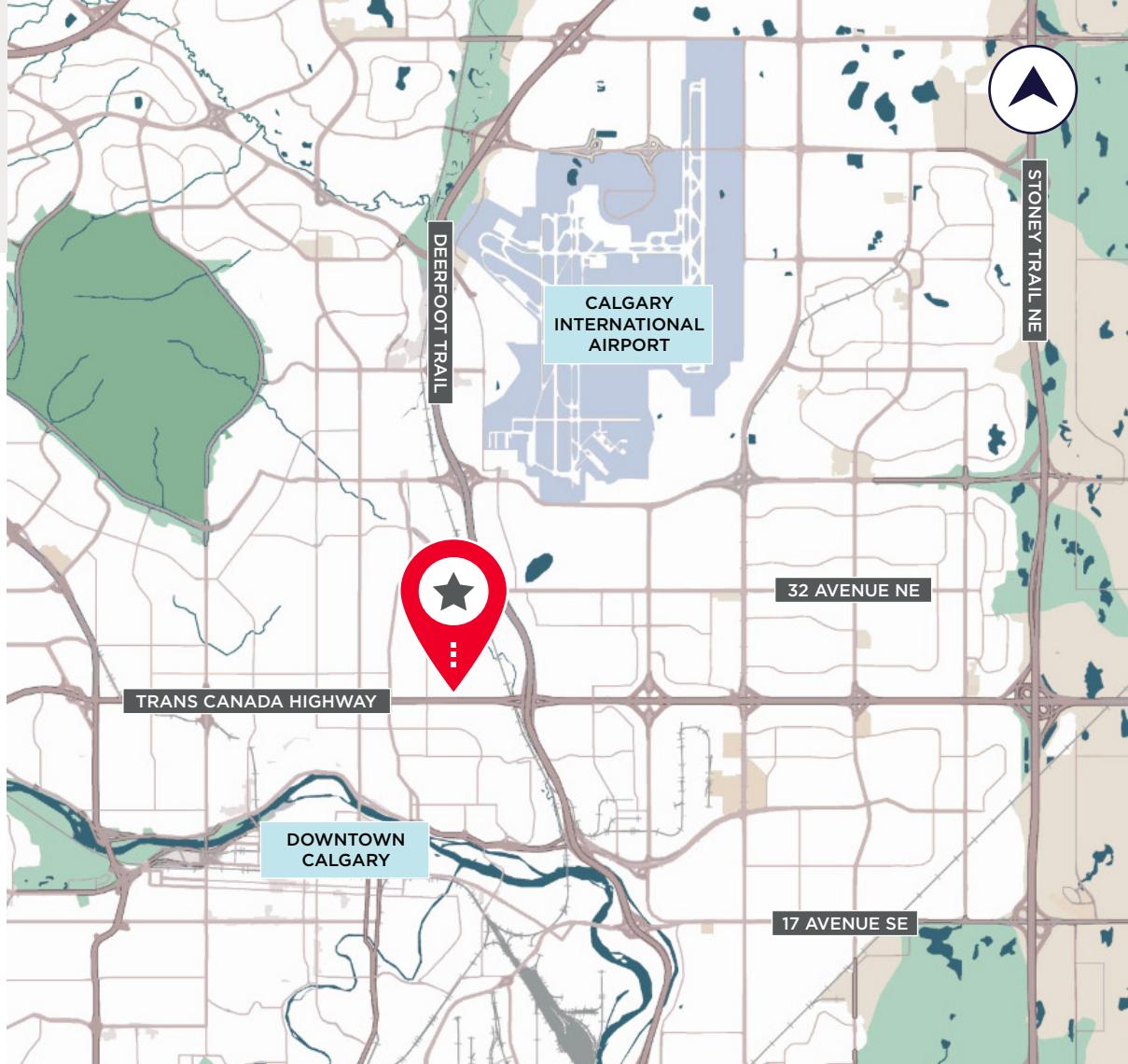
52,847

Edmonton Trail NE

59,674

Deerfoot Trail NE

148,420



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