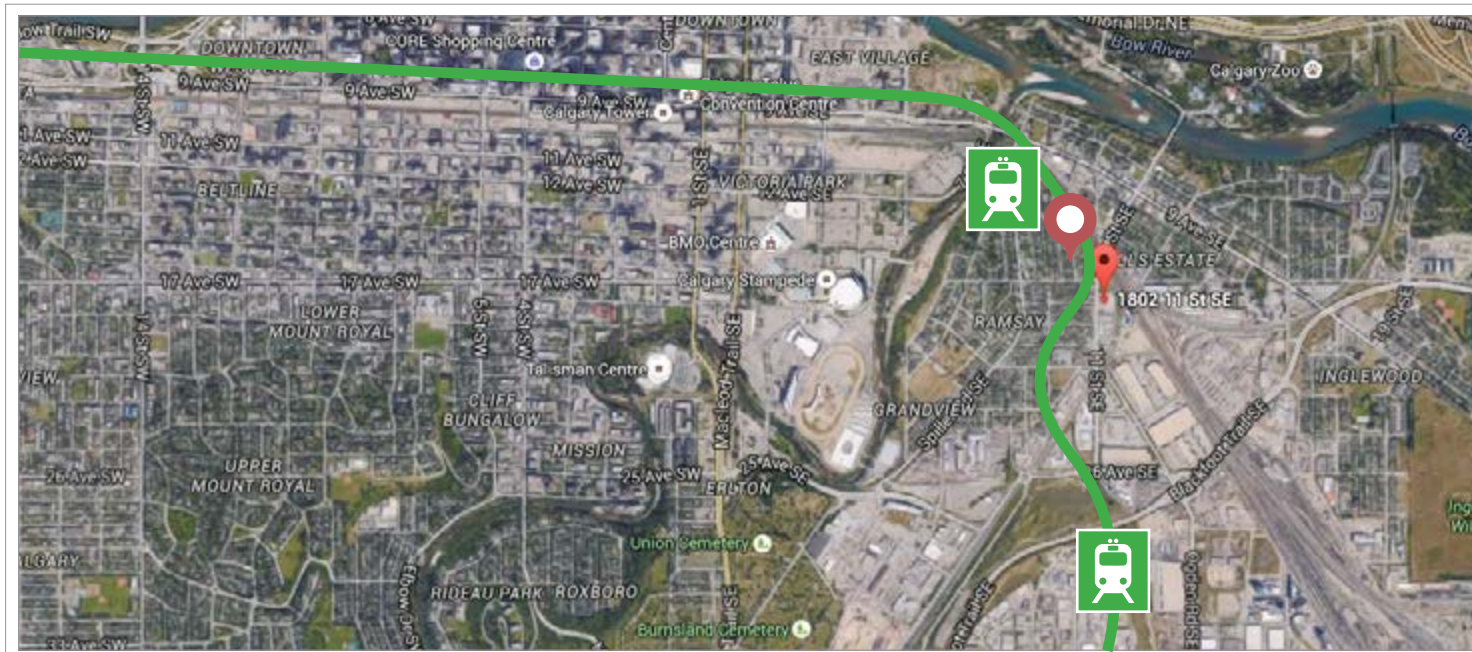
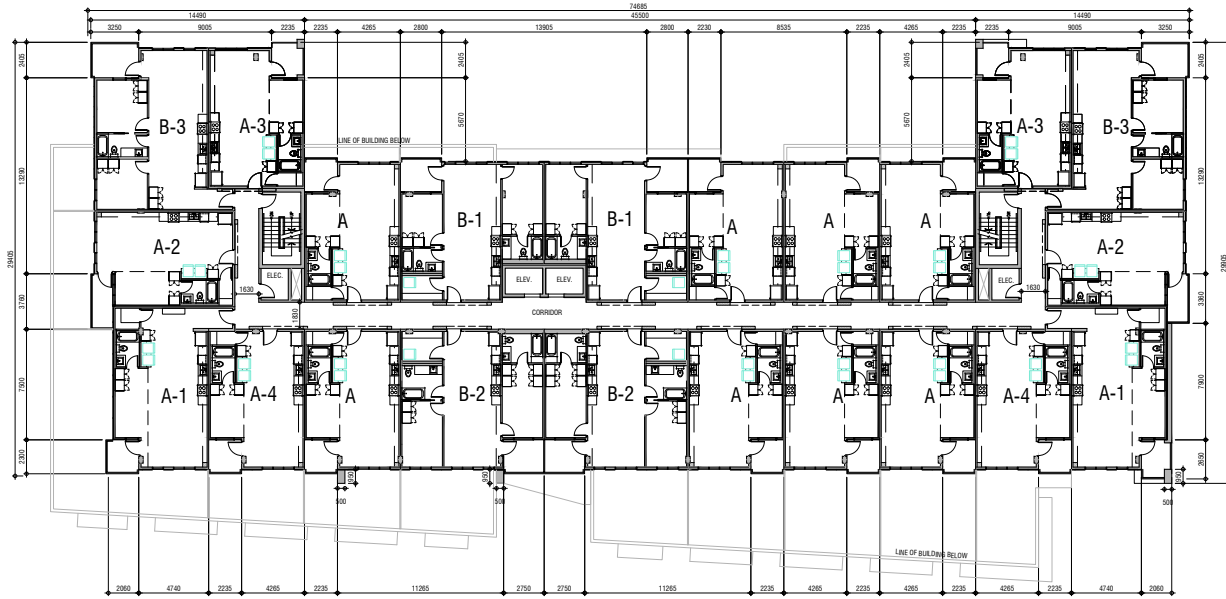


INGLEWOOD/ RAMSAY MIXED USE DEVELOPMENT SITE

1 BLOCK FROM FUTURE LRT STATION

FOR SALE | 1802

11TH ST. S.E.
CALGARY, ALBERTA



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INGLEWOOD/ RAMSAY MIXED USE DEVELOPMENT SITE

1 BLOCK FROM FUTURE LRT STATION

TORODE Realty Advisors Inc .

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The information contained herein has been obtained from sources deemed to be accurate and correct but is not warranted to be so. Prospective purchasers are advised to satisfy themselves with all aspects of their pre-purchase due-diligence. The sale of this property may be withdrawn at anytime without notice.

PROPERTY INFORMATION

LEGAL DESCRIPTION

Plan 1594F – That Portion of Block R
Which lies to the South of a line drawn parallel with and one hundred and ten feet (110) feet perpendicularly distant southerly from the northern boundary of said block and to the north of a line drawn parallel with and three hundred and eight (308) feet perpendicularly distant northerly from the southern boundary thereof

SITE SIZE:

59,723 square feet m/l

LAND USE DESIGNATION:

MH-1 Multi-Residential High Density Low Rise. MH-1 is a multi-residential designation that is primarily for 4-8 storey apartment buildings that may include commercial storefronts.

RELEVANT PLANNING DOCUMENTS:

- Calgary Land Use ByLaw 1P2007
- Ramsay Area Redevelopment Plan
- Inglewood Area Redevelopment Plan
- Inglewood/Ramsay TOD LRT Transportation
- www.calgary.ca/greenway

2017 PROPERTY TAXES: (\$17,162.11)

TENURE:

Property is Offered Free and Clear of all Financial Encumbrances and Subject to the following Caveats Registered on Title:

Caveat 771 147 064
Zoning Regulations-YYC Int'l Airport

Caveat 141 245 638
Restrictive Covenant-Imperial Oil

PRICE: ELEVEN MILLION (\$11,000,000.00)

DEVELOPMENT INFORMATION

PROPOSED DEVELOPMENT:

- 8 Storey
- Mixed Use Residential/Commercial
- 144 Residential Apartments
- 10 Commercial Retail Units

PERMITTED F.A.R.: 4.0

MAXIMUM PERMITTED HEIGHT: 85.3 feet

PROPOSED F.A.R.: 2.75

PROPOSED DEVELOPMENT AREAS:

Main Floor	18,266 sq ft +/-
Floors 2-8	85,692 sq ft +/-
Parkade	51,828 sq ft +/-

Total	155,786 sq ft +/-
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RESIDENTIAL UNIT MIX:

1 Bdrm	98
2 Bedroom	46

Total	144 units
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MARKET INFORMATION

CALGARY PURPOSE BUILT APARTMENT INVENTORY: 35,227 units

Q2 2017 VACANCY RATE: 4.76%

ONE BEDROOM RENT:

New: \$2.55 Low: \$1.80 Avg: \$2.19

COMMERCIAL RETAIL INVENTORY: 39,600,000 S.F.

Q2 2017 RETAIL VACANCY RATE: 3.0%

STREET FRONT RENTAL RATES: \$25-\$45 PSF

