Advent Goodman:

AND DESCRIPTION OF

MINIMUM

11 STREET SE

IF

FOR SALE 0.94 Acre / 40,917 SF± Inglewood Multi-Residential Site

1003 - 1013 11 Street SE 0.94 Acre / 40,917 SF±

ZONING APPROVED

For Sale | Inglewood Crown Surplus Site 1003 - 1013 11 Street SE | Calgary, Alberta

THE OFFERING

Nestled in the heart of Inglewood, Calgary, this prime redevelopment site presents an exceptional opportunity for investors and developers to create a sophisticated and modern project that would seamlessly blend urban convenience with a touch of community charm.

Situated in one of Calgary's most sought-after neighborhoods, the site boasts proximity to a variety of amenities and services. Residents will enjoy easy access to trendy boutiques, eclectic art galleries, Calgary Zoo and a diverse array of dining options, contributing to a dynamic and culturally rich living experience. The renowned Inglewood Bird Sanctuary and the numerous nearby green spaces, parks and walkways provide a serene escape, fostering a balance between city living and natural tranquility.

PROPERTY DETAILS

Site Size Current Land Use Approved Land Use (July 16, 2024) Proposed Density (Buildable) Proposed Density (Buildable) Price

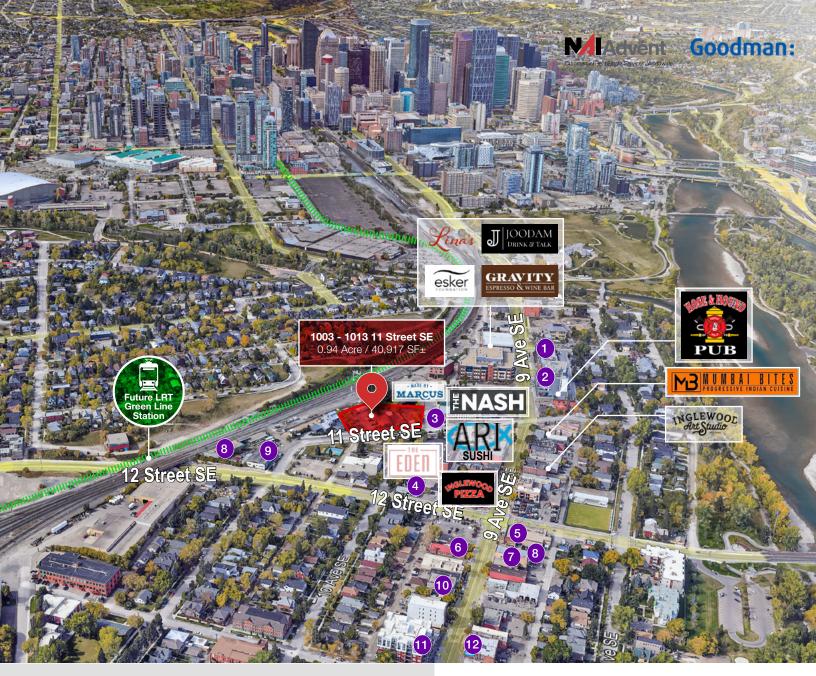
0.94 Acre / 40,917 SF± DC 1Z93 SITE 4 | C-2 (20) MU-2 (f6.3, h38) Mid-Rise: 134,837 GFA High-Rise: 257,777 GFA \$9,750,000 \$8,500,000

CLOSE PROXIMITY TO DOWNTOWN



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REZONING CONSIDERATIONS

- The City Planning Commission unanimously approved the rezoning of the site to MU-2 on July 16, 2024.
- » The adjacent rail line and Airport Vicinity Protection Area have no discernible impact on the site.

DEMOGRAPHICS 2 KM RADIUS



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RETAIL & DINING

- 1. Madame Premier Women's clothing
- 2. F45 Fitness
- 3. The Nash stylish restaurant in the 1907 historic National Hotel
- 4. Eden The blue collar bistro in the heart of Inglewood
- 5. Spolumbo's Fine Food & Deli
- 6. Park & Fifth fashion forward boutique
- 7. Norley's Colombian Street Food
- 8. Cold Garden Brewery
- 9. Ol' Beautiful Brewing Co.
- 10. Plant Family-friendly garden center
- 11. Ami Tea Inglewood
- 12. The Blue Store Foodmart



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