



FOR SALE

Property Details

Available Area

Asking Price	\$1,499,000
Site Size	11,986 ± sq. ft. (120ft. x 100ft.)
Legal:	Plan 3674S, Block 18, Lot 24, 25, 26, 27
Zoning:	M-C1 (Multi-Residential Contextual Low Profile)
Taxes:	\$6,303

3824, 3828

Centre Street N, Calgary, AB

Development Site

- ▶ Located on busy Centre Street in the NE between Highland Park and Tuxedo Park just minutes from downtown, close to major transportation routes and the future LRT Green Line
- ▶ Surrounded by residential and commercial use buildings
- ▶ Suitable for potential Multi-Residential development of low height, medium density dwelling
- ▶ The Centre Street North corridor from the Bow River to McKnight Boulevard is one of Calgary's most important gateways to downtown
- ▶ Centre Street North is diverse and interesting with a wide range of restaurants and commercial services

Blackstone

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5

P (403) 214-2344

www.blackstonecommercial.com

For Leasing or Sales Information Or An On-Site Tour Please Contact

Mahmud Rahman | P (403) 930-8651 | mrahman@BlackstoneCommercial.com

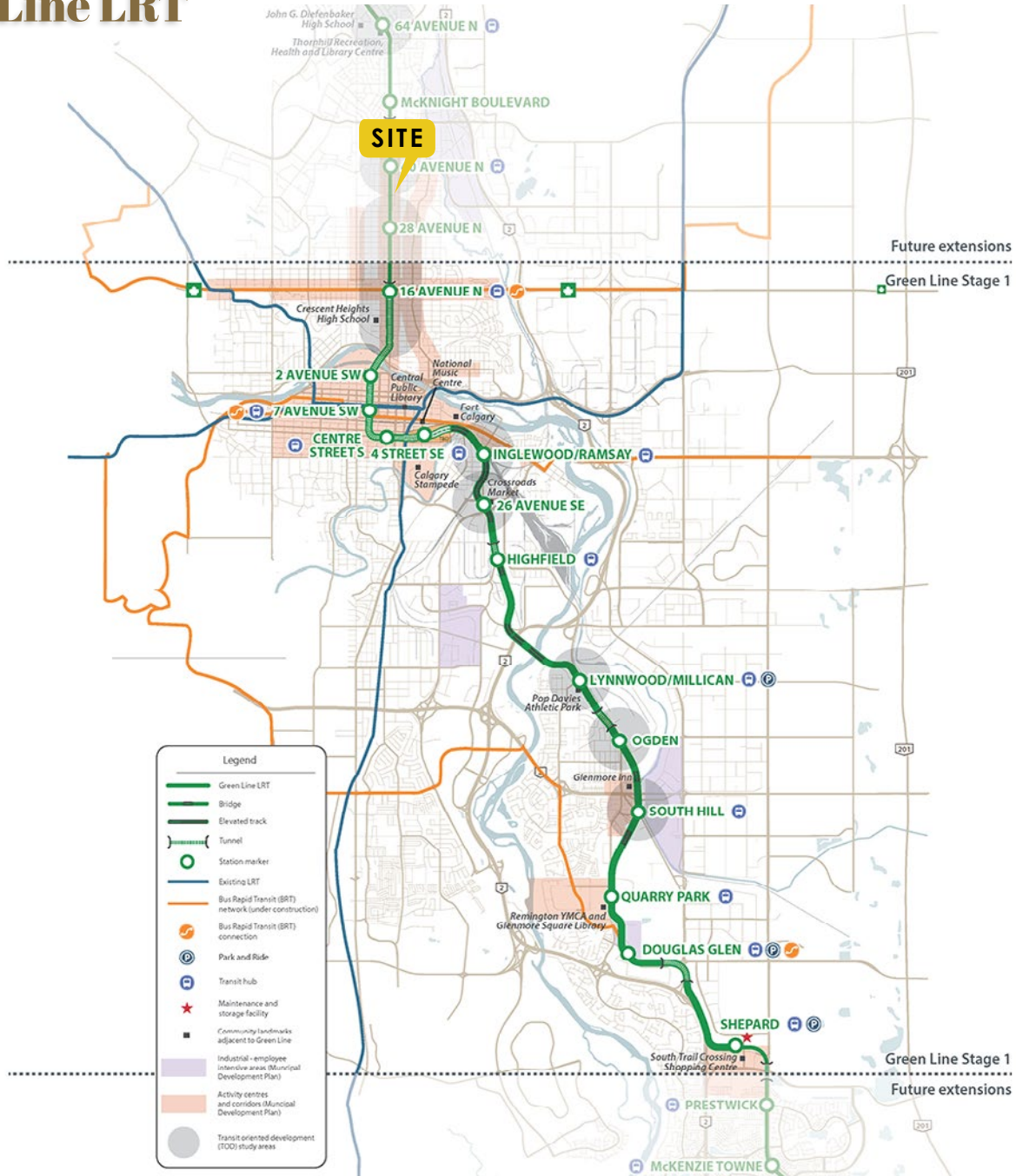
Randy Wiens | P (403) 930-8649 | rwiens@BlackstoneCommercial.com

Shane Olin | P (403) 313-5305 | solin@BlackstoneCommercial.com

3824, 3828

Centre Street N, Calgary, AB

Green Line LRT



Calgary's C-train system expands over 59 kilometers between the existing Blue and Red Lines, the future Green Line, set to begin construction in Fall 2021 will add 46 kilometers of track to the system. Expansion of Calgary's LRT breathes new life into old neighborhoods.

With expansion of transit and redevelopment in neighborhoods Calgary hopes to attract entrepreneurs, businesses and industries not well established within our city. Wherever possible, the intentions are to integrate new business spaces into the Green Line LRT stations therefore creating exciting new spaces for people to gather, connect and enjoy all Calgary has to offer.



3824, 3828

Centre Street N, Calgary, AB

Site Plan




3824, 3828


Centre Street N, Calgary, AB


Location



Demographics

 Population	3 KM	Calgary
2016 Census	52,567	1,438,344
2024 projection	60,789	1,694,811
Median age	39.2	37.9

 Average Households		
2021	15,632	447,828
Persons per	2.8	2.9

 Household Income		
Average	\$118,876	\$135,974
Median	\$77,854	\$94,093

 Daily Traffic Count		
Centre St N & 36 Ave NW S	>>>>	15,000
41 Ave & Edmonton Trail E	>>>>	13,000
41 Ave & 1 St NE W	>>>>	12,000

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