

# 4<sup>th</sup> Avenue Development Land

634 - 636 4<sup>th</sup> Avenue SW & 312 - 314 6<sup>th</sup> Street SW



## The Offering

FBA is pleased to present an opportunity to acquire the 4<sup>th</sup> Avenue Development Land located at 312 – 314 6<sup>th</sup> Street SW & 634 – 636 4<sup>th</sup> Avenue SW (the “Property” or “Site”), a 0.45-acre (19,595 SF) prime future development site located on the northeast corner of 6<sup>th</sup> Street SW and 4<sup>th</sup> Avenue SW – the primary west-bound roadway providing access from Downtown Calgary to the vibrant inner-city Northwest communities of Kensington and Sunnyside. The Site is within a few city blocks from the LRT Stations along 7<sup>th</sup> Avenue and provides convenient access to notable areas including Eau Claire, Prince’s Island Park, the Bow River pathways as well as the Downtown Commercial Core.

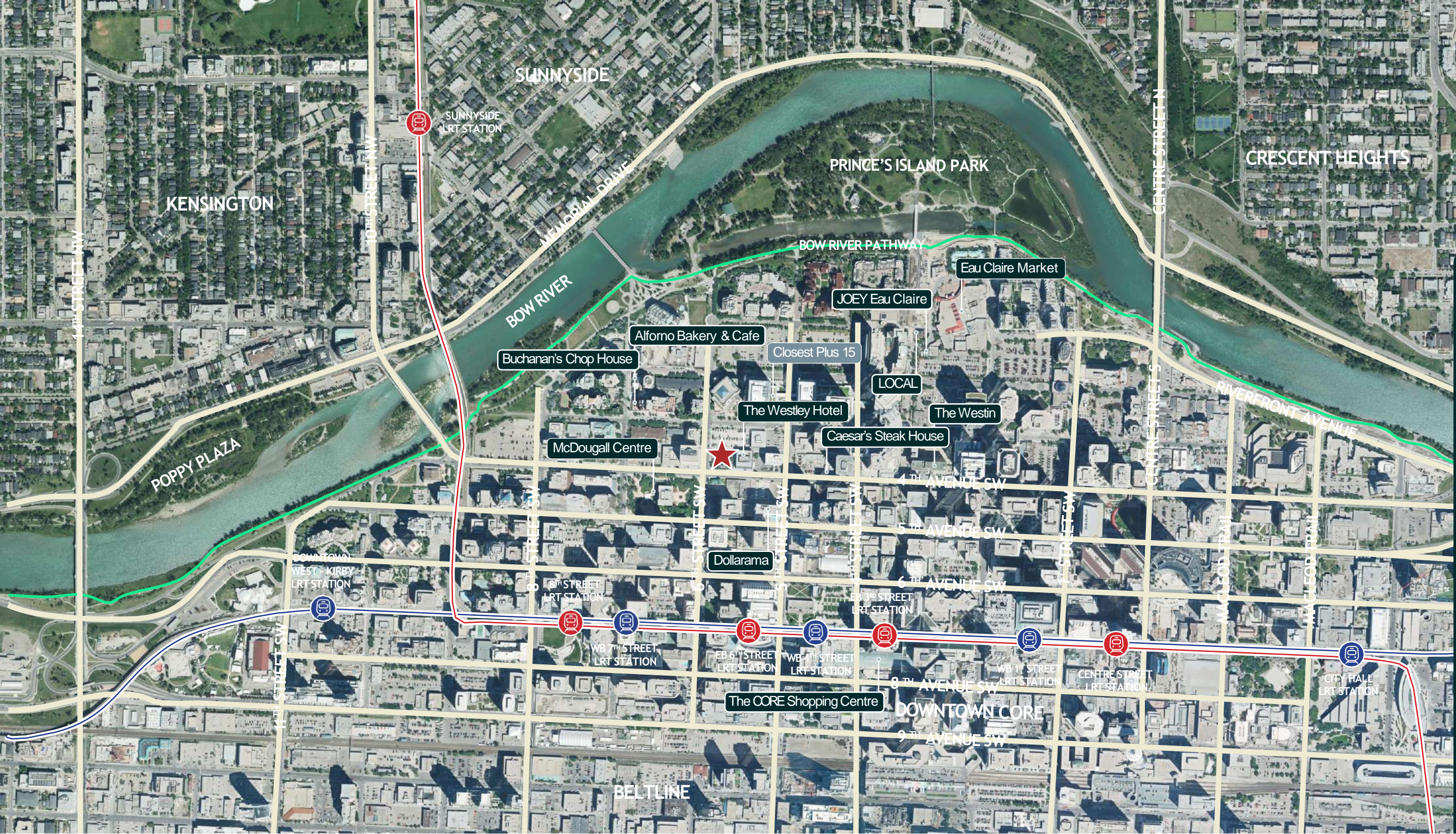
## Investment Highlights

- + Conveniently located in the Calgary’s Downtown Core along 4<sup>th</sup> Avenue SW, providing excellent access to numerous amenities and notable areas including the Bow River Pathways, Eau Claire, and the CORE Shopping Centre
- + The Property has 151 feet of frontage along 4<sup>th</sup> Avenue SW
- + The Site provides holding income generated from a 53 stall surface parking lot
- + Current land use designation allows for a development of up to a max FAR of 20

## Property Details

Municipal Address	312- 314 6 <sup>th</sup> Street SW & 634 - 636 4 <sup>th</sup> Avenue SW
Legal Description	8053EJ; 14; H, I, G, E & SA1; 14; 36; 37
Submarket	Downtown Commercial Core
Site Size	19,595 SF (0.45 Acres)
Current Land Use	DC 281D2016 (Direct Control)
Base FAR	3.0
Max FAR With Bonusing	20.0





## Location Highlights

- + 3 blocks from the east and west bound LRT stations
- + 4 blocks from Calgary's Bow River Pathway and Eau Claire Park
- + 20 Minute drive to Calgary International Airport (YYC)
- + 6 Minute drive to Deerfoot Trail
- + 10 Minute drive to 16<sup>th</sup> Avenue (Trans-Canada Highway)



Bow River Pathway & Eau Claire Park



Prince's Island Park