

LAND FOR SALE

632/634 - 12 Avenue SE

Calgary, AB



FOR SALE
\$975,000



Highlights

- Zoned City Centre Mixed Use with 5 times floor area ratio.
- Adjacent to Stampede grounds with high exposure on 12th Avenue SE.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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NAI Commercial

Commercial Real Estate Services, Worldwide.

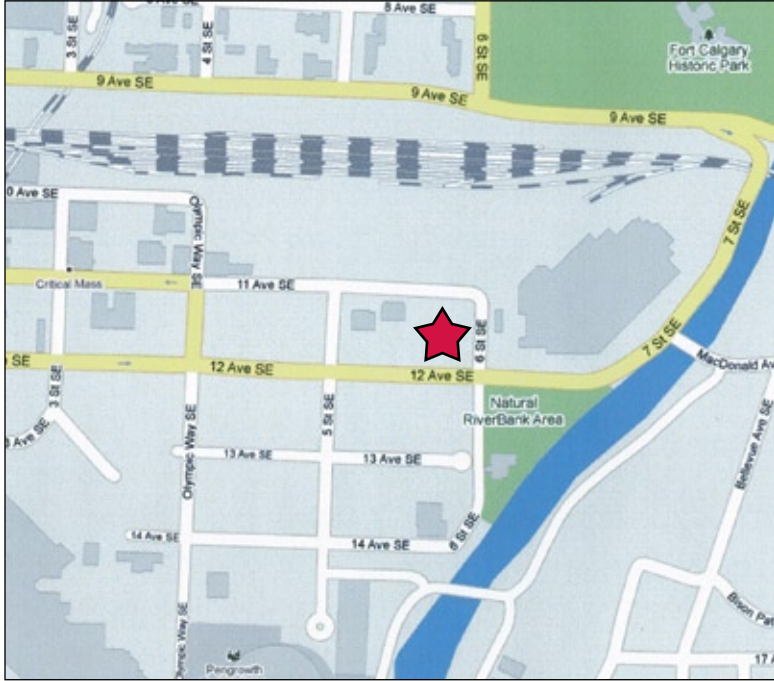
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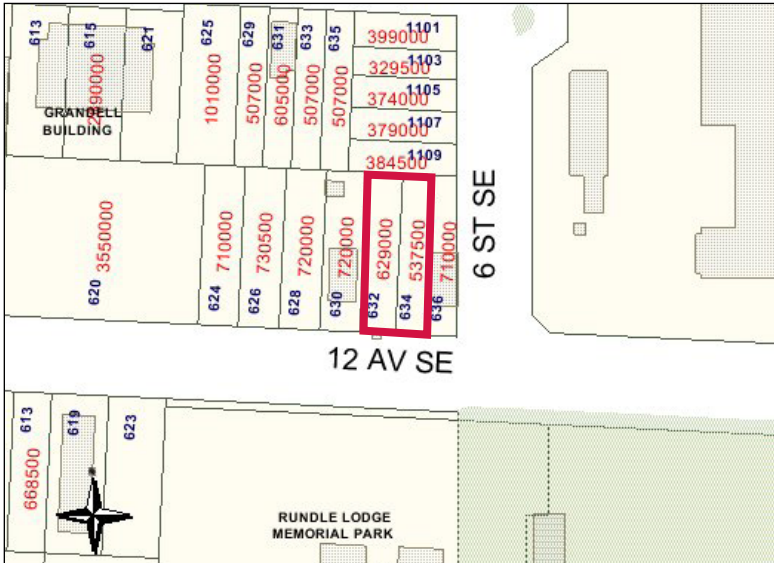
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Location Map



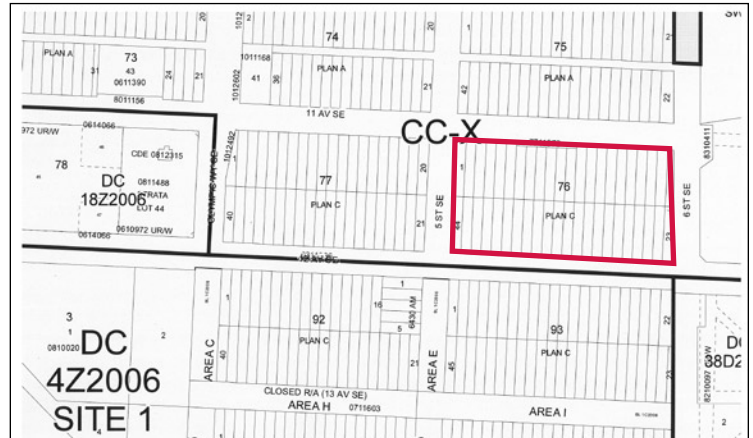
Assessment Map



Property Description

Land Area: 8,059 sq. ft.
Zoning: CCX-City Centre Mixed Use District
Permitted Uses: Accessory Food Service, Beauty & Body Service, Catering Service (Minor), Convenience Store, Counseling Service, Fitness Centre, Health Services Lab, Home Based Child Care, Home Occupation, Information & Service Provider, Library, Medical Clinic, Office, Personal Apparel Service, Pet Care Service, Photographic Studio, Power Generation Facility, Print Centre, Protective & Emergency Service, Radio & Television Studio, Restaurant (Food Service Only, small), Retail Store, Service Organization, Specialty Food Store, Take Out Food Service, Video Store.
Discretionary Uses: Accessory Liquor Service, Addiction Treatment, Artist's Studio, Billiard Parlour, Child Care Service, Cinema, Computer Games Facility, Custodial Care, Dinner Theatre, Drinking Establishment (small/medium), Dwelling Unit, Financial Institution, General Industrial Light, Home Occupation Class 2, Hotel, Indoor Rec. Facility, Instructional Facility, Liquor Store, Live Work Unit, Multi residential Dev., Night Club, Outdoor Cafe, Parking Lot (Grade or Structure), Pawn Shop, Performing Arts Centre, Place of Worship (small or medium), Post-Secondary Learning Institution, Residential Care, Restaurant Food Service (medium), Restaurant Licensed (small or medium), Seasonal Sales Area, Social Organization, Supermarket, Vet Clinic
Height Limit: None
Floor Area Ratio Limit: 5 times
Price: \$975,000

Legal Map



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified by Purchaser prior to purchase.

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