



 **JLL** SEE A BRIGHTER WAY

# For Sale

435 - 10 Avenue SE

Redevelopment site with holding income

- 13,000 s.f. site with frontage on 10<sup>th</sup> Avenue SE, and Olympic Way SE
- Ideal development site with land assemblage potential to the west
- Walking distance to the Saddledome, Calgary Central Library, Scotia Place Event Centre (Under Construction), and East Village
- Area under massive redevelopment with new event centre, retail, and accommodation developments coming
- Both main floor and basement are developed with tenants in place

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# Property Details

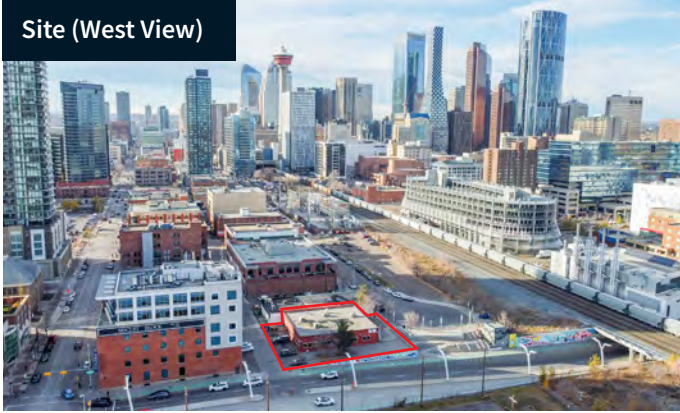
District	Beltline		Holding Income	Currently leased to two tenants with demolition clauses.
Zoning	CC-X (Centre City Mixed Use) with an FAR of 5.0, with additional density provisions.		Power	400 Amp @ 347/600 Volt (TBV)
Building Size	Main Floor	± 5,820 s.f.	Parking	10 stalls in back
	Basement	± 5,820 s.f.		
	Total:	± 11,640 s.f.		
Site Size	13,000 s.f.		Sale Price	\$2,450,000
Available	Negotiable		Property Taxes	\$45,744 (2024)





# Property Photos

Site (West View)



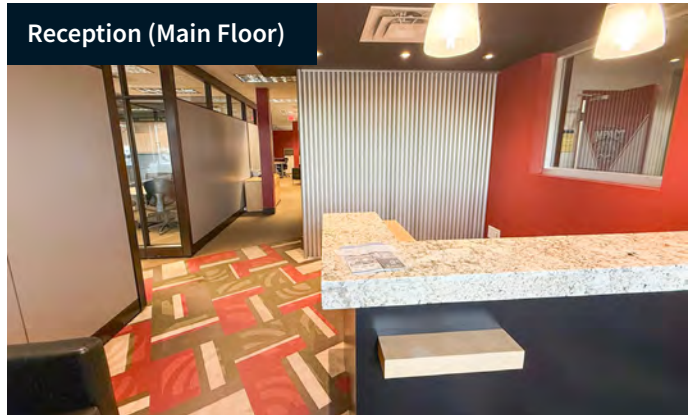
Front Entrance



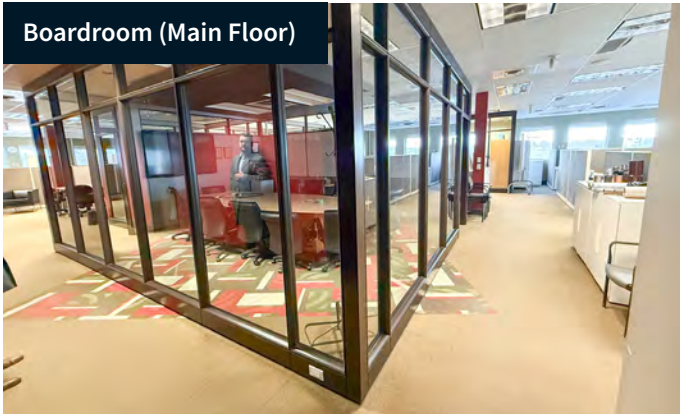
Rear Parking



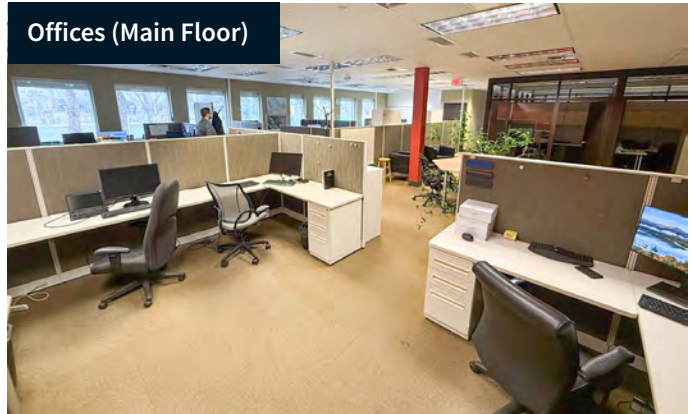
Reception (Main Floor)



Boardroom (Main Floor)



Offices (Main Floor)



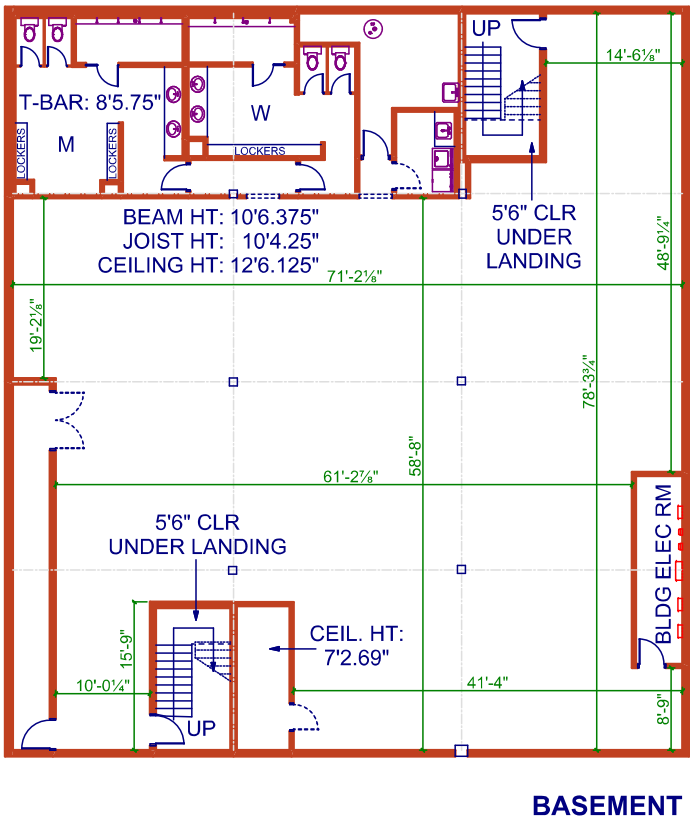
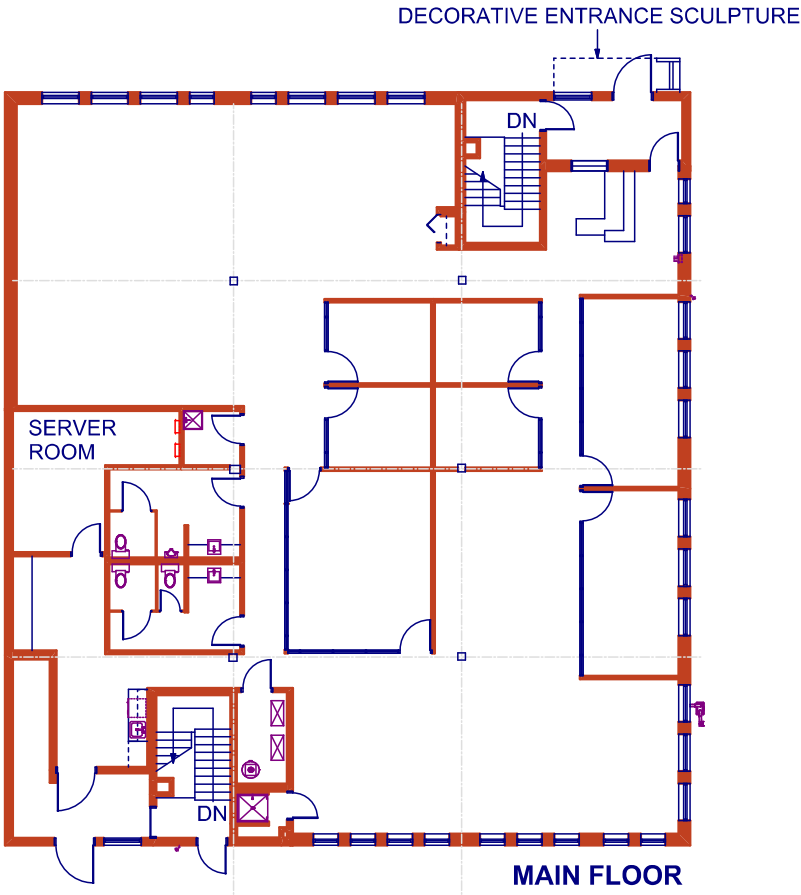
Basement



Basement

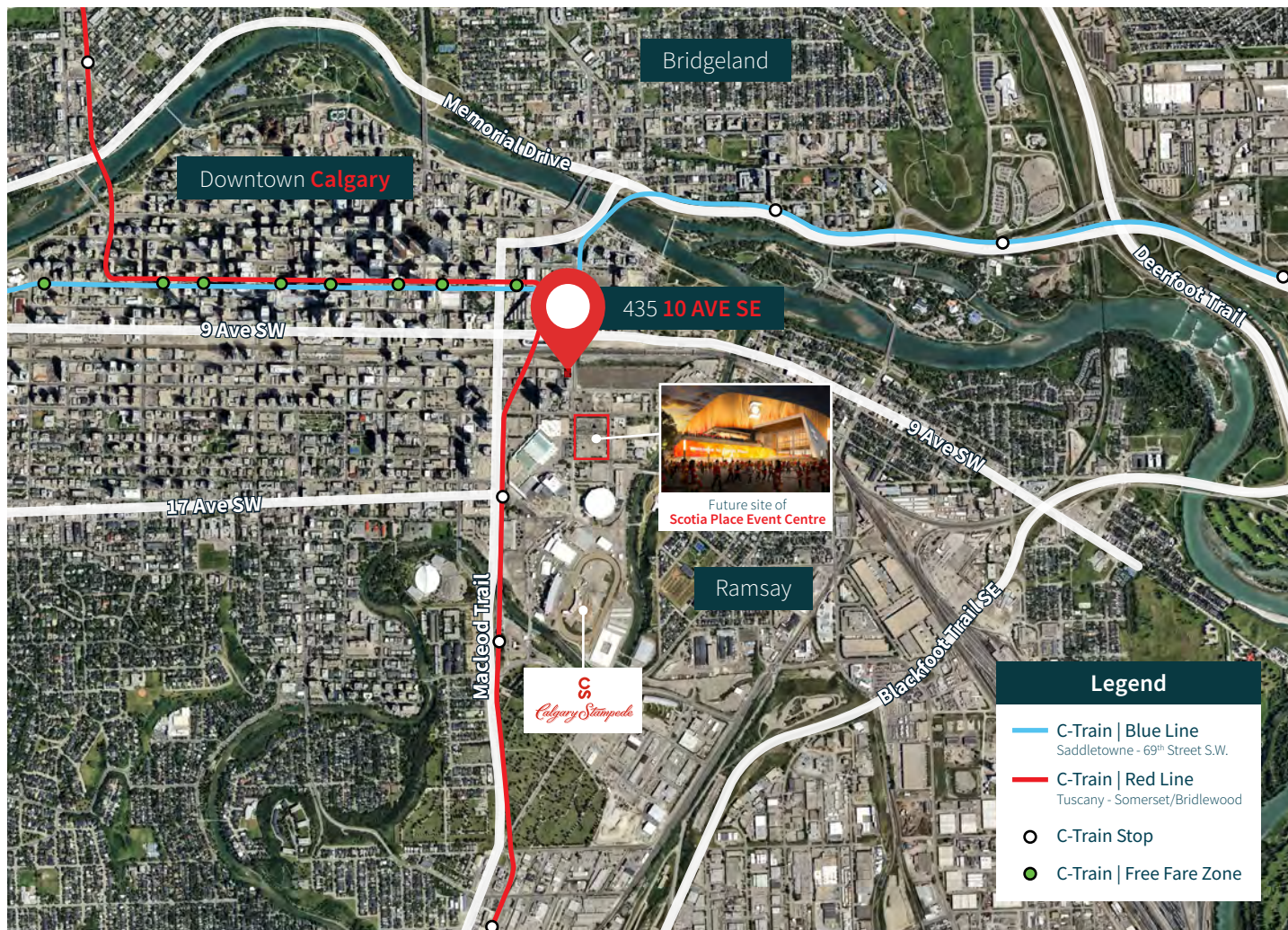


# Building Floor Plan





# Property Location



## Location and Drive Times

New Calgary Flames Arena → **2 blocks**

Cowboys Casino → **2 blocks**

C-Train Station → **6 blocks**

National Music Centre → **2 blocks**

Central Library → **3 blocks**

City Hall → **4 blocks**

Deerfoot Trail → **8 mins. / 3.8 kms**

Trans-Canada Highway → **10 mins. / 6.6 kms**

Calgary Int. Airport → **18 mins. / 18.1 kms**

Contact us for more information



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