



CS  
Calgary Stampede  
BMO EVENT CENTRE

ARRIVA



Future site of  
Scotia Place Event Centre

11 Ave SE

Future site of  
River District Development

Olympic Way SE



10 Ave SE

 **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

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



# Property Photos

Site (West View)



Front Entrance



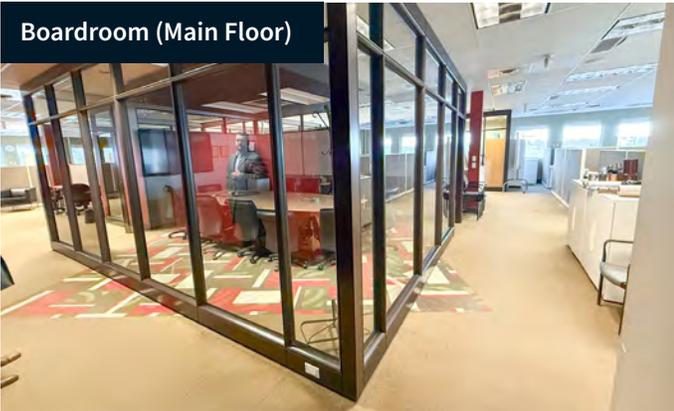
Rear Parking



Reception (Main Floor)



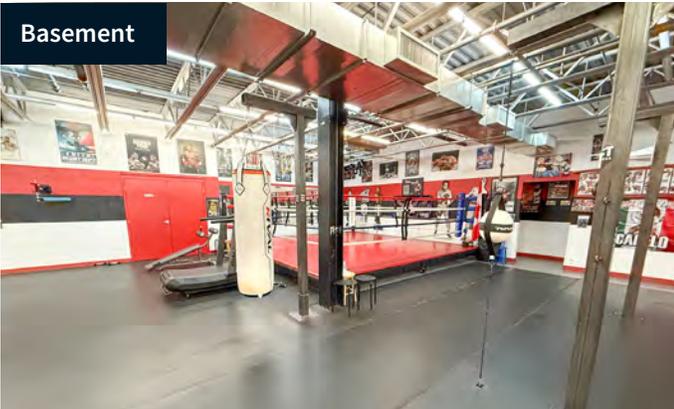
Boardroom (Main Floor)



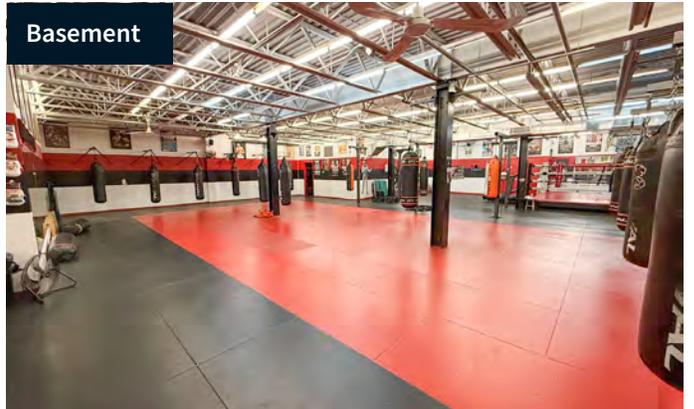
Offices (Main Floor)



Basement

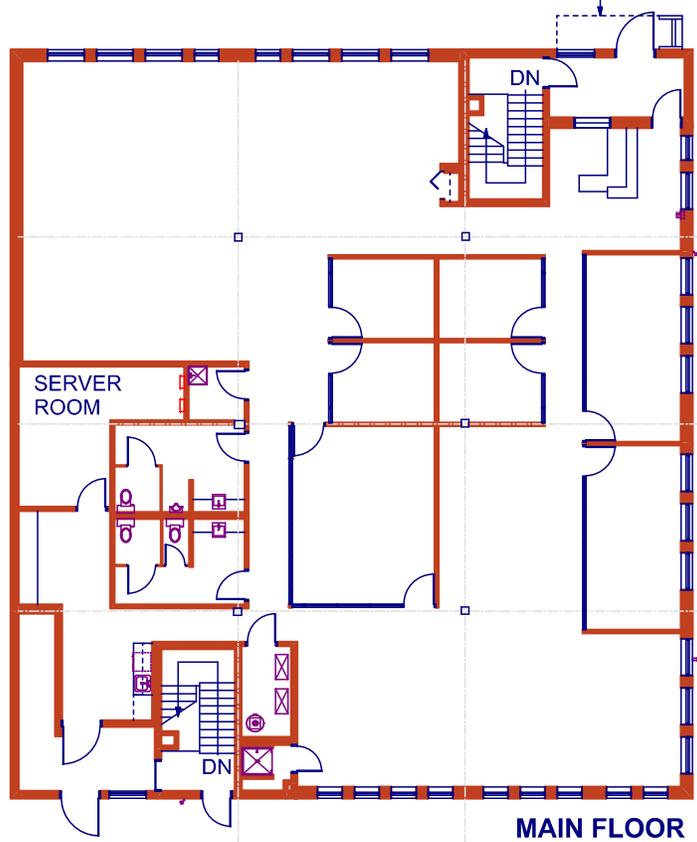


Basement

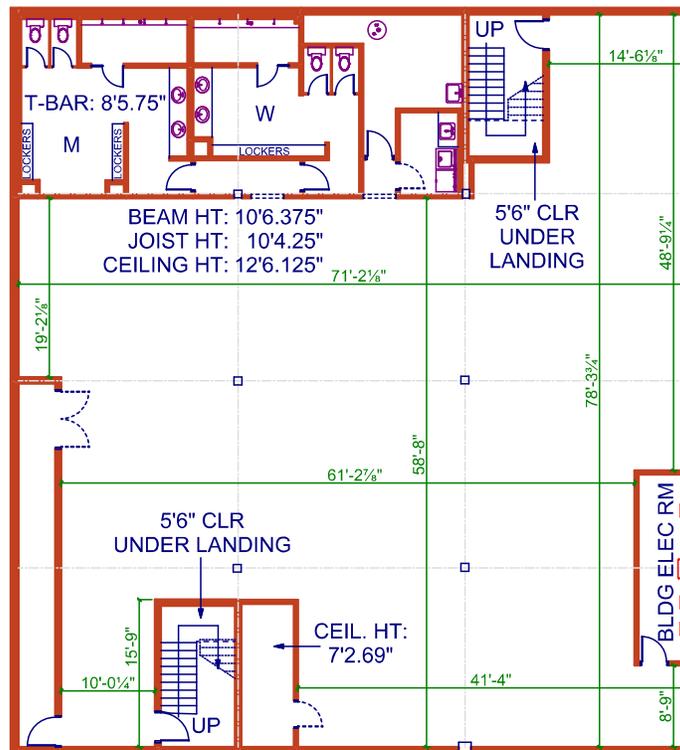


# Building Floor Plan

DECORATIVE ENTRANCE SCULPTURE

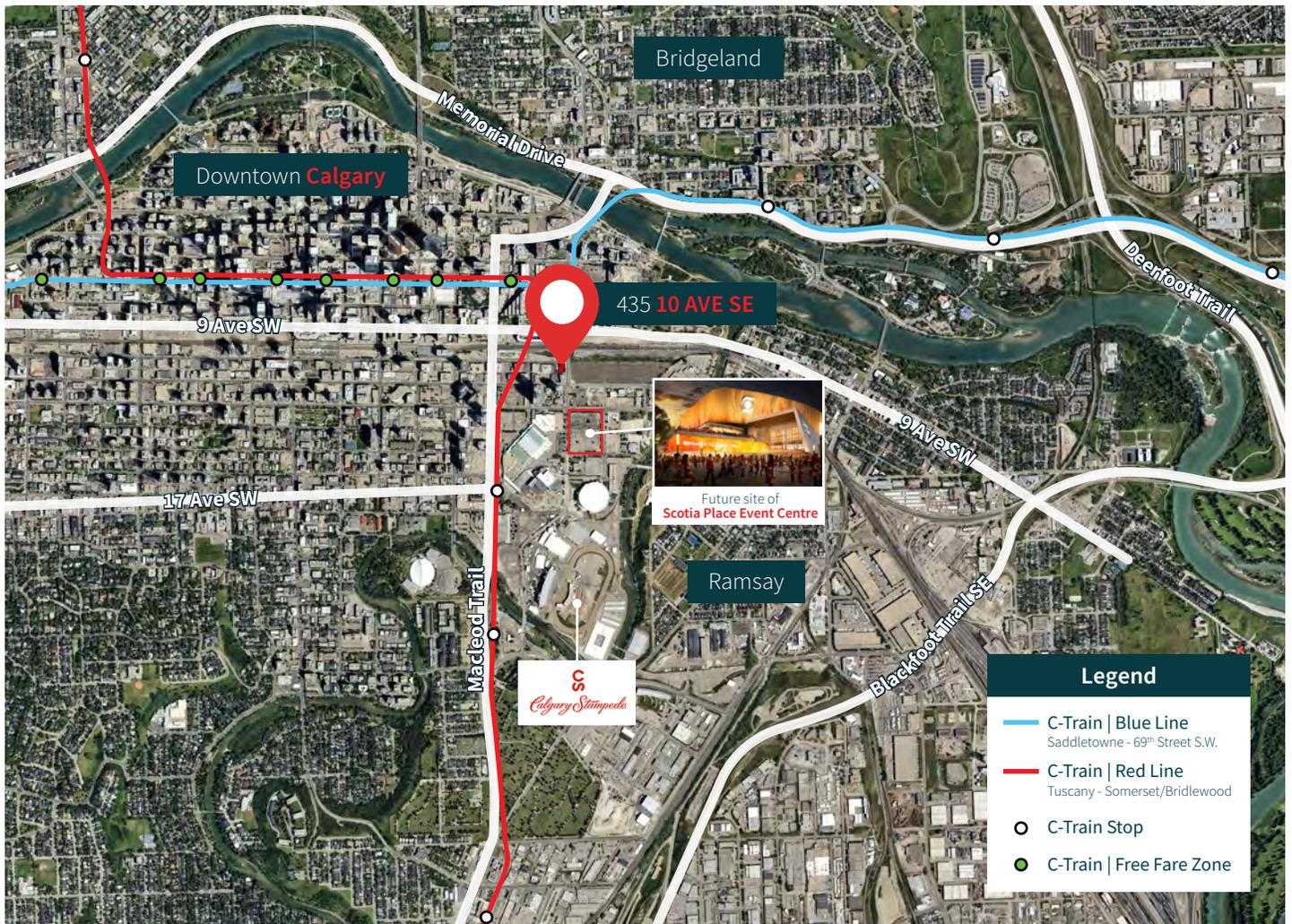


MAIN FLOOR



BASEMENT

# 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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