

# FOR SALE

## LAND ASSEMBLY

### 7TH ST & COLLEGE LANE SW

### LOWER MOUNT ROYAL DEVELOPMENT OPPORTUNITY



PRICE: \$6,900,000

APPROX TOTAL AREA: 21,342 SQ FT

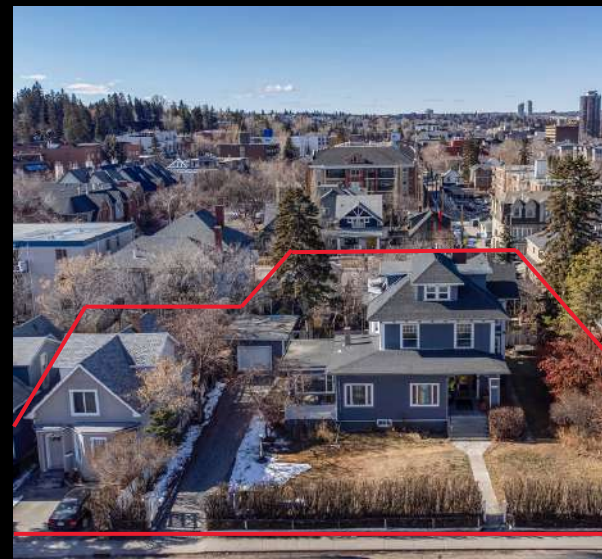
1735 College Lane SW      100' x 100'

1743 College Lane SW      25' x 95'

1734 7 St SW      33' x 100'

1736 7 St SW      33' x 100'

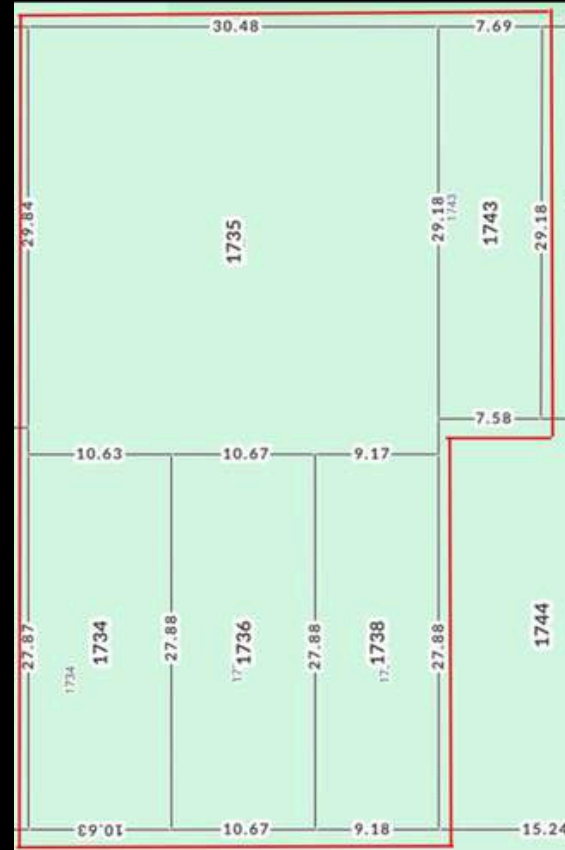
1738 7 St SW      30' x 100'



Chris Zaharko

Associate

403-874-0424



### POTENTIAL DEVELOPMENT

With a successful re-designation to MU-1:  
 Total Parcel Area: 21,342 ft<sup>2</sup>  
 @ 3.7 FAR, the GFA = 78,965.40 ft<sup>2</sup>  
 @ 85% efficiency = sellable area of 67,120.59 ft<sup>2</sup>  
 With an average unit size of 600 ft<sup>2</sup>, 67,120 ft<sup>2</sup> of sellable area = 112 units

### Income Generating & Great Holding Property

1734 7 St SW - \$2,300/mo  
 1736 7 St SW - \$2,300/mo  
 1738 7 St SW - \$2,300/mo  
 1735 College Lane SW - \$4,900/mo  
 1743 College Lane SW - \$2,100/mo  
**Current Monthly Income: \$13,900**

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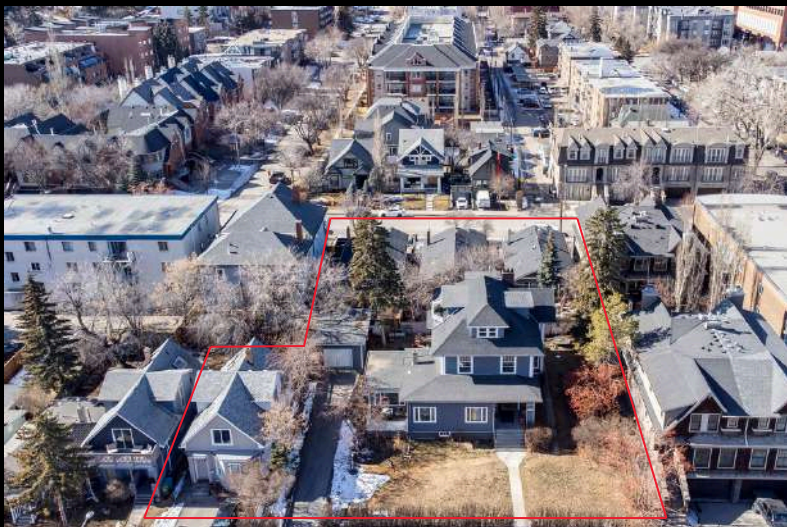
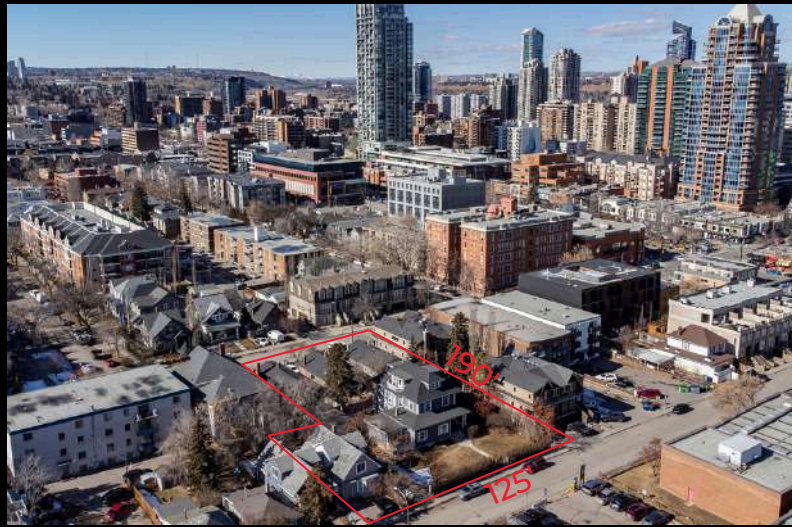
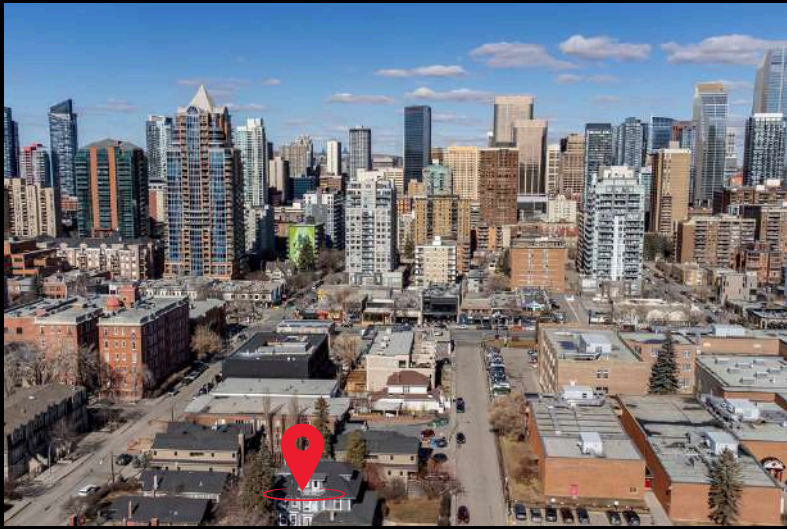
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Benchmark

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INDEPENDENTLY OWNED AND OPERATED