

# FOR SALE

## 5TH AVENUE NW LAND ASSEMBLY

**225' X 130' LOT - 29,250 SQ FT**

**IDEAL LOCATION FOR NEW HIGH-DENSITY DEVELOPMENT**



**LOCATION - WEST HILLHURST**

**Sale Price: \$6,500,000**

**Possession: Immediate**

PRESENTED BY:  
CHRIS ZAHARKO - ASSOCIATE  
ROYAL LEPAGE BENCHMARK

**CONTACT**



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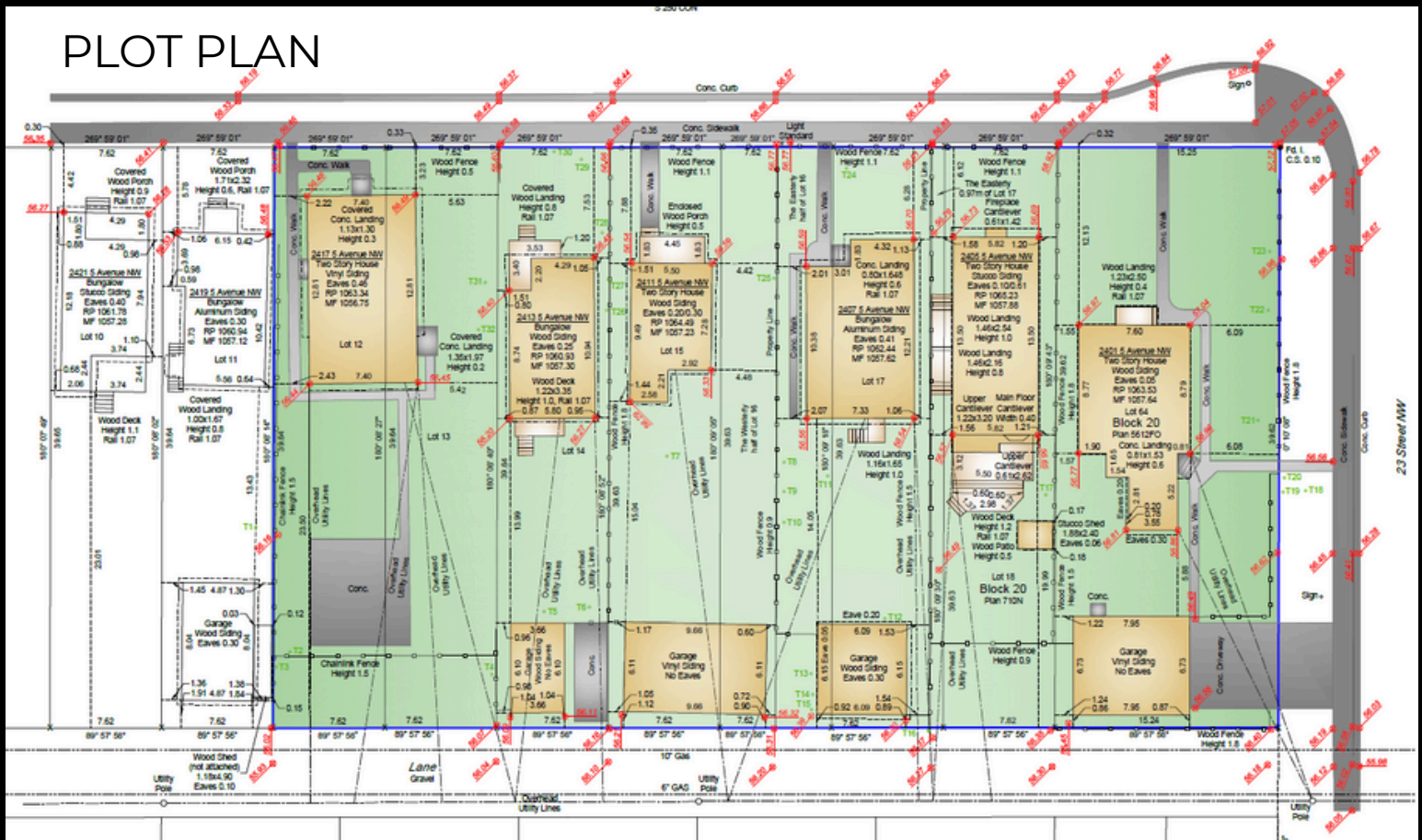
- 225' x 130' - 5 Ave NW Frontage - 29,250 sqft
- Ideal for High-Density Development
- Income Generating: 5 of 6 Single Detached Rented with Current Income of \$11,300/ mo  
Tenants Pay all Utilities
- Schematic Design complete and DP in the works with FAAS

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# 2409 5 AVENUE NW

## PLOT PLAN



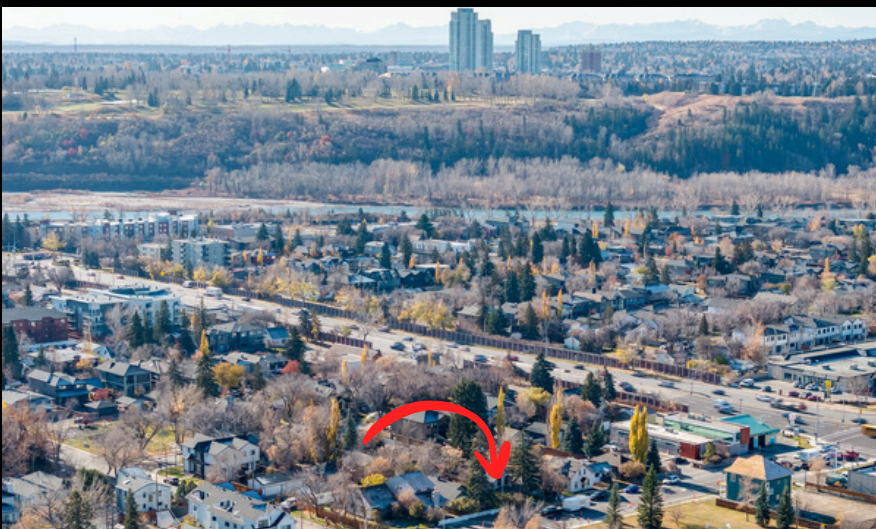
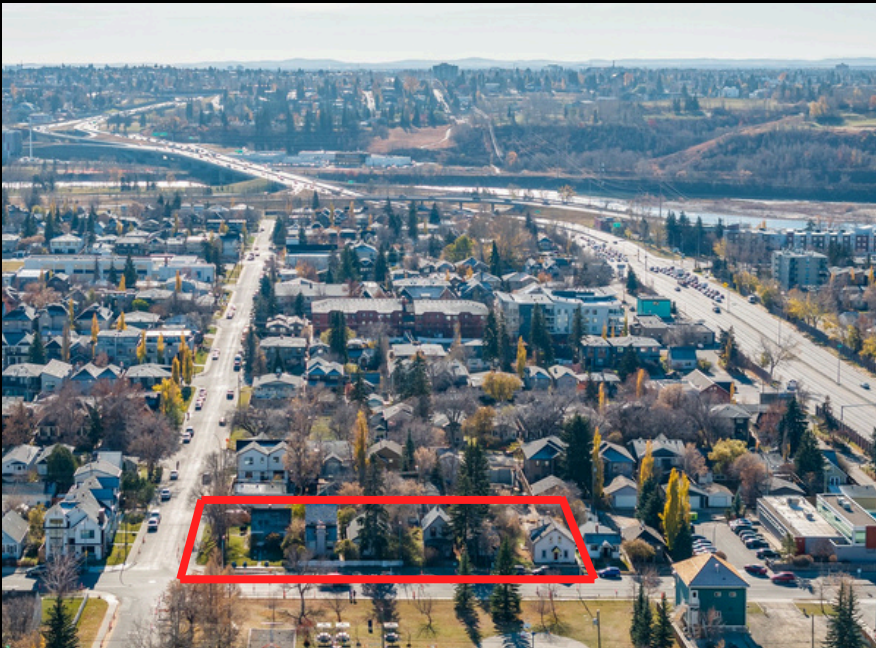
## RENDERING - "GRAND TRUNK"







Rare offering in a prime West Hillhurst location! 6 residential lots have been consolidated into one 29,250 SF+/- corner lot offering 225' of Frontage & 130' of depth. An ideal location for a high-density development, this location fronts onto Grand Trunk Park and has convenient alley access. Located on 5th Ave NW with direct access to Crowchild Trail, adjoining Memorial Dr, Bow Trail and 16th Ave NW. The site is flat, not impeded by power poles, making it perfect for streamlined construction and development. Use Redesignation application in the process of Submissions through consultant CivicWorks. Once a successful rezoning to MU-1 is obtained it will allow for a 6-storey build. Walking distance to West Hillhurst Community Assoc, Bowview Outdoor Pool & schools. Steps to transit and located minutes to SAIT, University of Calgary, Foothills Health Campus, Childrens Hospital, Downtown West End & Bow River pathways. Close to all amenities. Earn passive income while you plan your development with the 6-revenue generating detached homes on site.



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