

FUTURE DEVELOPMENT SITE ON 16TH AVENUE NW FOR SALE

25,767^{sf}

Total Site Area

2002 16th Avenue NW,
2005 and 2011 17th Avenue NW, Calgary



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**BARCLAY
STREET**
REAL ESTATE

LOCAL EXPERTISE MATTERS

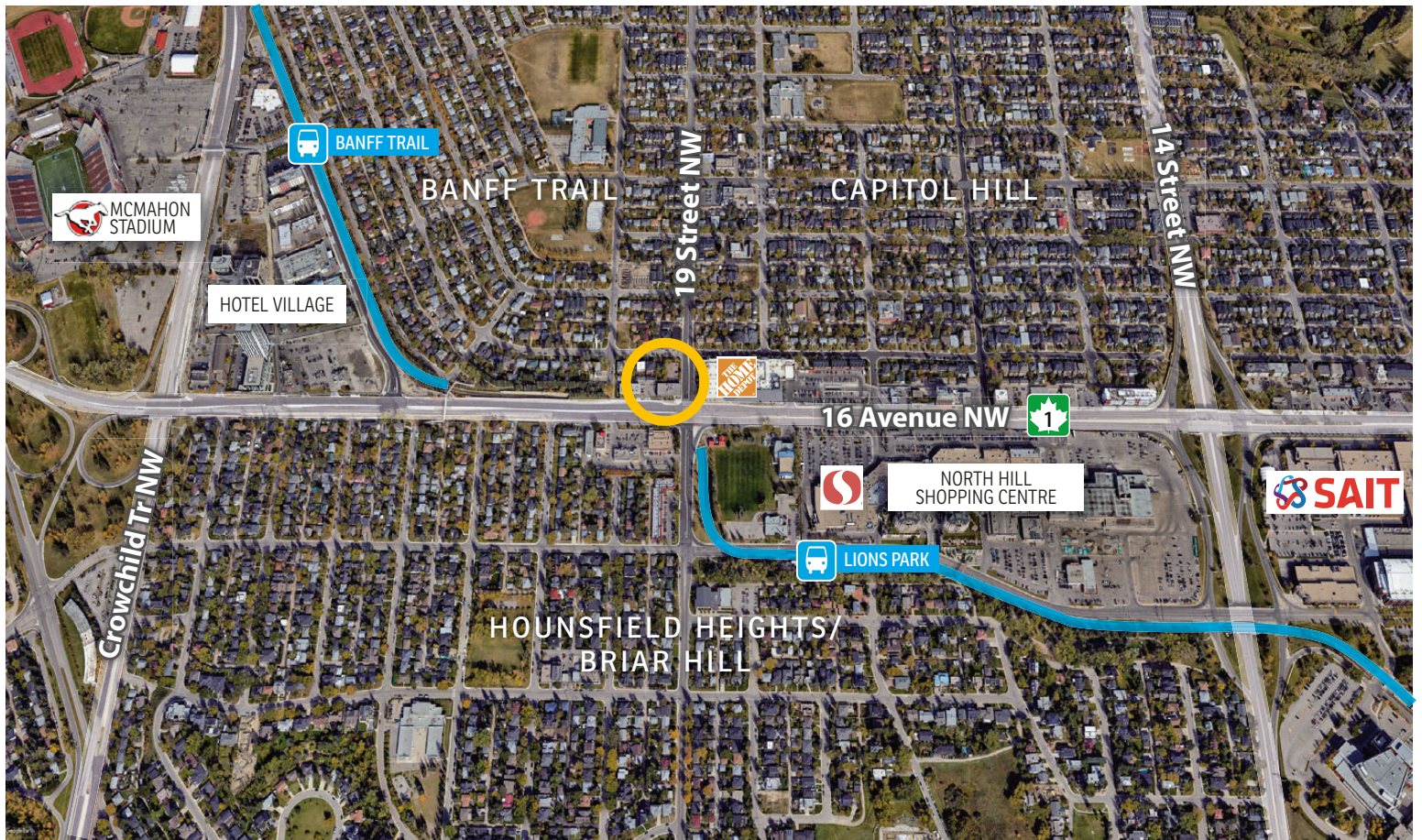
TCN
WORLDWIDE
REAL ESTATE SERVICES

CELEBRATING

50
YEARS


1973-2023

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Population 


80,741

Average Household Income 

\$154,687

Median Age 

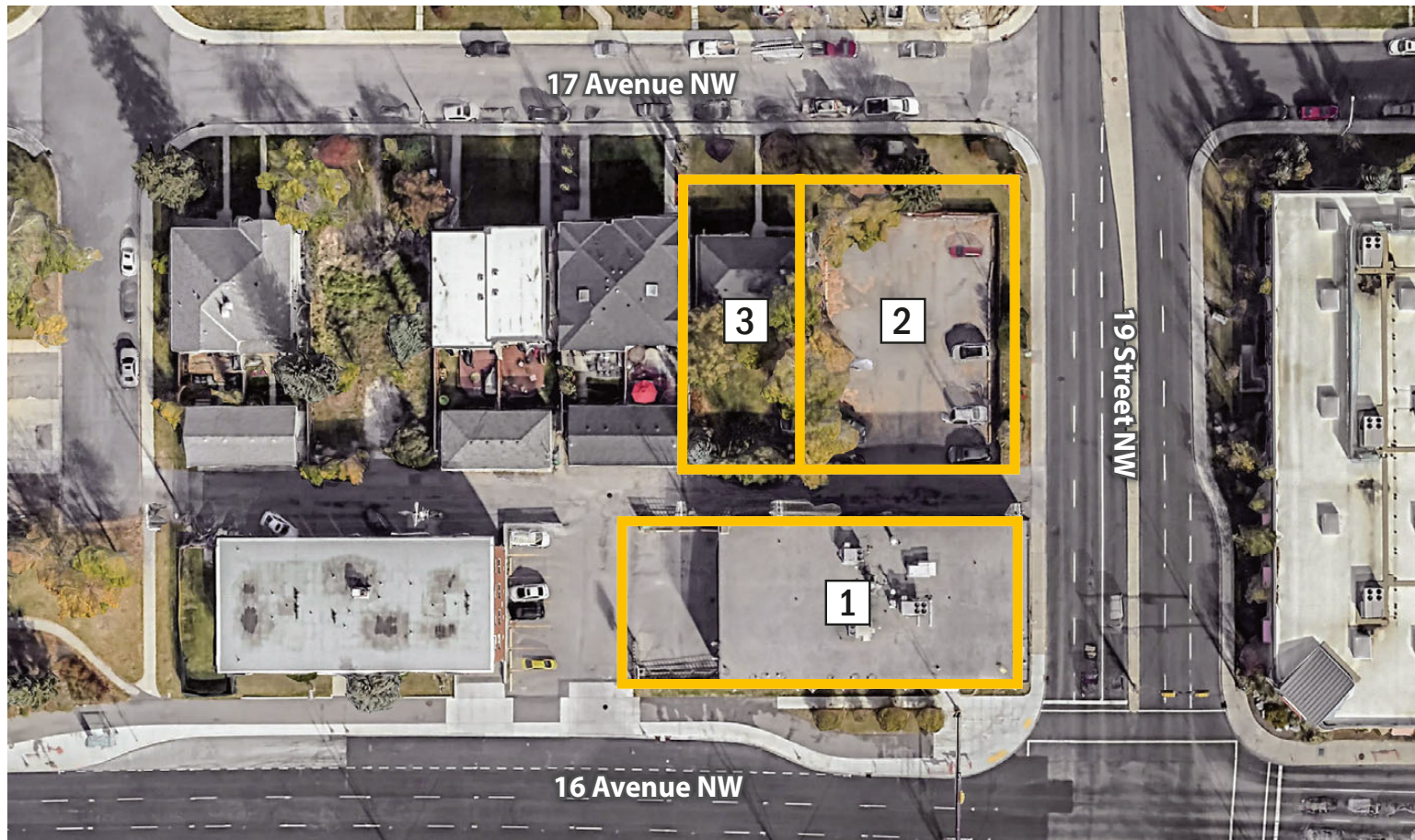
37.2

Traffic Count 

46,000

VEHICLES DAILY ON 16 AVE NW





PROPERTY INFORMATION

	1	2	3
MUNICIPAL ADDRESS:	2002 16th Avenue NW	2005 17th Avenue NW	2011 17th Avenue NW
LEGAL DESCRIPTION:	Plan 9110GI, Block 48, Lot B	Plan 8100AF, Block 48, Lots 24 to 26 Inclusive	Plan 8100AF, Block 48, Lots 22 and 23
LAND USE DESIGNATION:	C-COR2f3.0h23	R-C2	R-C2
SITE AREA:	9,834 sq. ft.	9,923 sq. ft.	6,010 sq. ft.
TOTAL SITE AREA: 25,767 sq. ft.			
BUILDING SIZE:	7,560 sq. ft.	N/A	1,080 sq. ft.
PARKING:	23 surface & covered stalls	22 surface stalls	0
TOTAL PARKING: 45 surface & covered stalls			
MOST RECENT USE:	Restaurant	Restaurant parking	Residential dwelling

FINANCIAL INFORMATION

2023 PROPERTY TAXES (TOTAL): \$86,022.68

INCOME AND EXPENSES:

A detailed report of the existing income and projected 2023 expenses is available to qualified purchasers upon registration and signing of Confidentiality Agreement.

ASKING PRICE: \$5,950,000

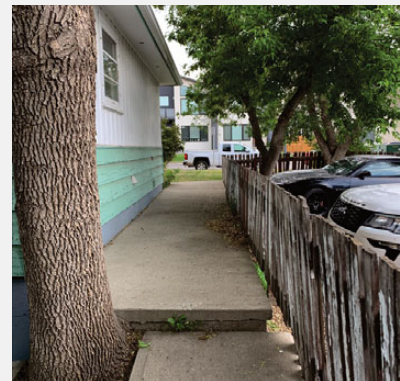
RESTAURANT

2002 16TH AVENUE NW



THE RESIDENTIAL DWELLING

2011 17TH AVENUE NW



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