

COMMERCIAL BUILDING IN INGLEWOOD FOR SALE

1015 11 Street SE
Calgary

**PRICE
REDUCED**



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FUTURE DEVELOPMENTS IN THE AREA



1 RAMSAY/INGLEWOOD FUTURE GREEN LINE STATION

This station will be built on a bridge over 11 Street SE, between the communities of Ramsay and Inglewood. Access to this elevated station will be from the west and east sides, which will improve connections between Ramsay and Inglewood, benefiting both communities.



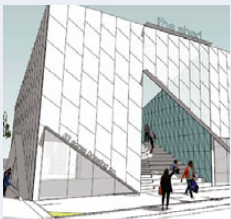
2 FIRE STATION / MIXED-USE DEVELOPMENT

Proposed development by RNDSQL & the City of Calgary.



3 POTENTIAL DEVELOPMENT SITE

Proposed density of this mixed-use development is 257,777 sq. ft.



4 33 ACRES BREWING CO

Proposed development at 1301 10th Avenue SE



5 1802 11TH STREET SE

Potential proposed development.



6 11TH STREET SE / 12TH STREET SE IMPROVEMENTS

Northbound / southbound pedestrian walkway & dedicated cyclist lanes. Overall improvement in safety in area directly bordering the future Green Line station. Estimated \$24 Million Investment.



7 RIVER'S EDGE

Current Development by Cairo Development at 1001 8 Street SE. 102 residential suites over 6 stories.

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 1015 11 Street SE, Calgary

LEGAL DESCRIPTION:

Plan A2; Block 13; Lots 16 to 19 Inclusive

BUILDING AREAS:

» Commercial:	10,176 sq. ft.
» Garage:	670 sq. ft.
» Above Grade	2nd Floor: 1,203.5 sq. ft.
Residential:	3rd Floor: 1,074 sq. ft.
	4th Floor: 248.5 sq. ft.
	Total Res.: 2,526 sq. ft.

SITE AREA: 11,216 sq. ft.

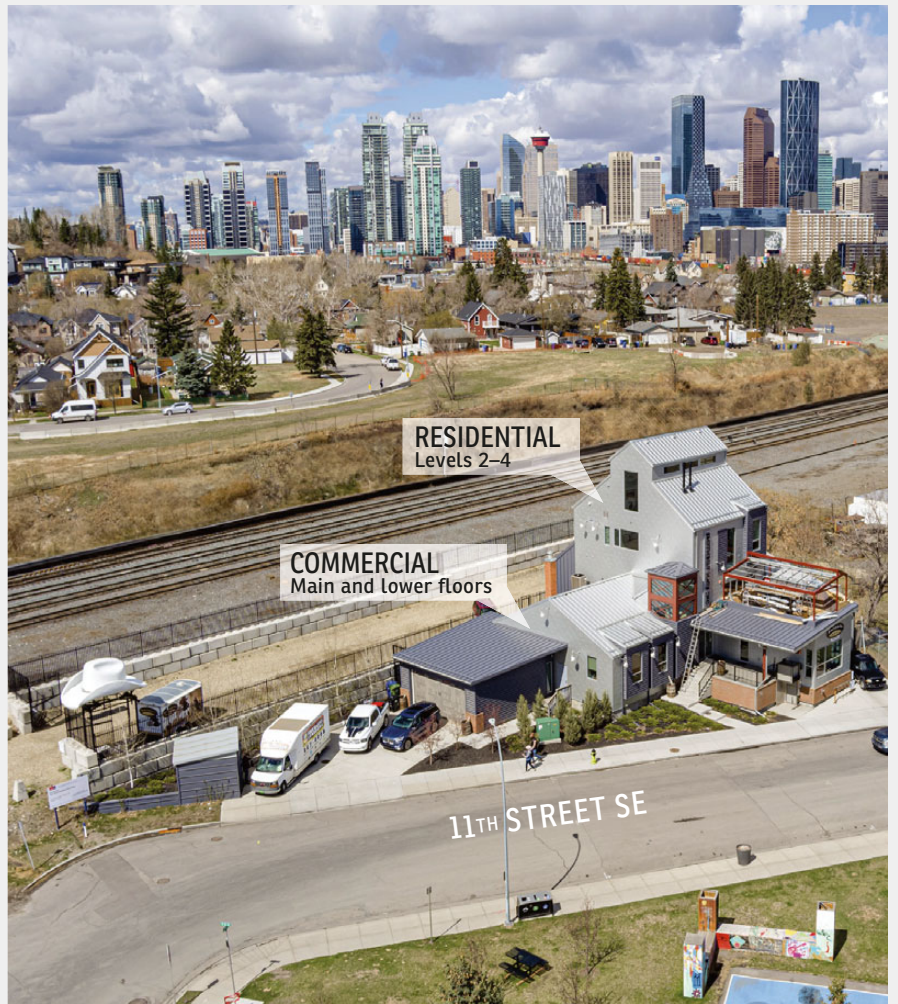
FRONTAGE: 191 ft. on 11 Street SE

SPRINKLERED: Yes

FINANCIAL INFORMATION

2025 TAXES: \$47,800

ASKING PRICE: ~~\$5,000,000~~ \$4,250,000





Main Floor



Main Floor



Main Floor



Lower Level



Lower Level

The property has a single luxury residential dwelling split between the second, third and fourth levels.

The second level consists of a luxurious living room, dining room and kitchen covered in high-end finishings accompanied by an indoor / outdoor entertainment area.

Moving up to the third floor, there is a lounging area along with the master bedroom (with ensuite), secondary bedroom, laundry and common bathroom.

Going up one additional level, the top floor has an open concept bedroom and closet with breathtaking downtown views.





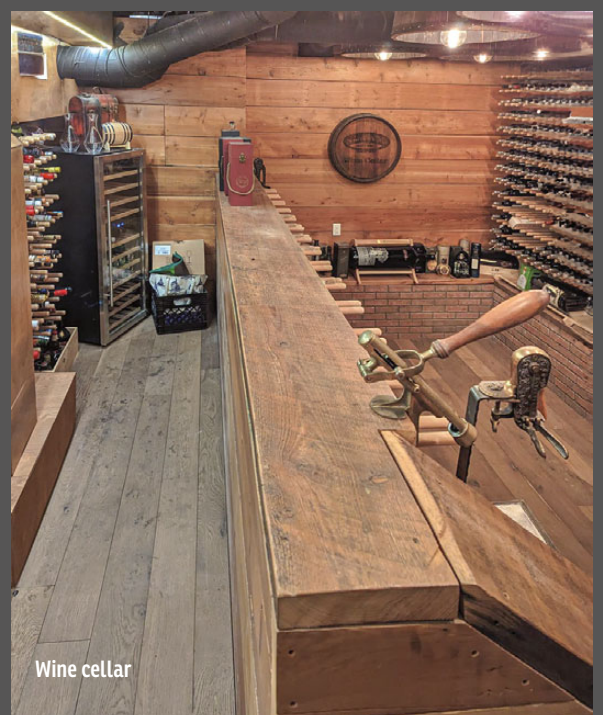
Third Floor



Fourth Floor



Fourth Floor



Wine cellar



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