

Mixed-Use Development Site

4730 16 Avenue NW, Calgary Alberta

FOR SALE



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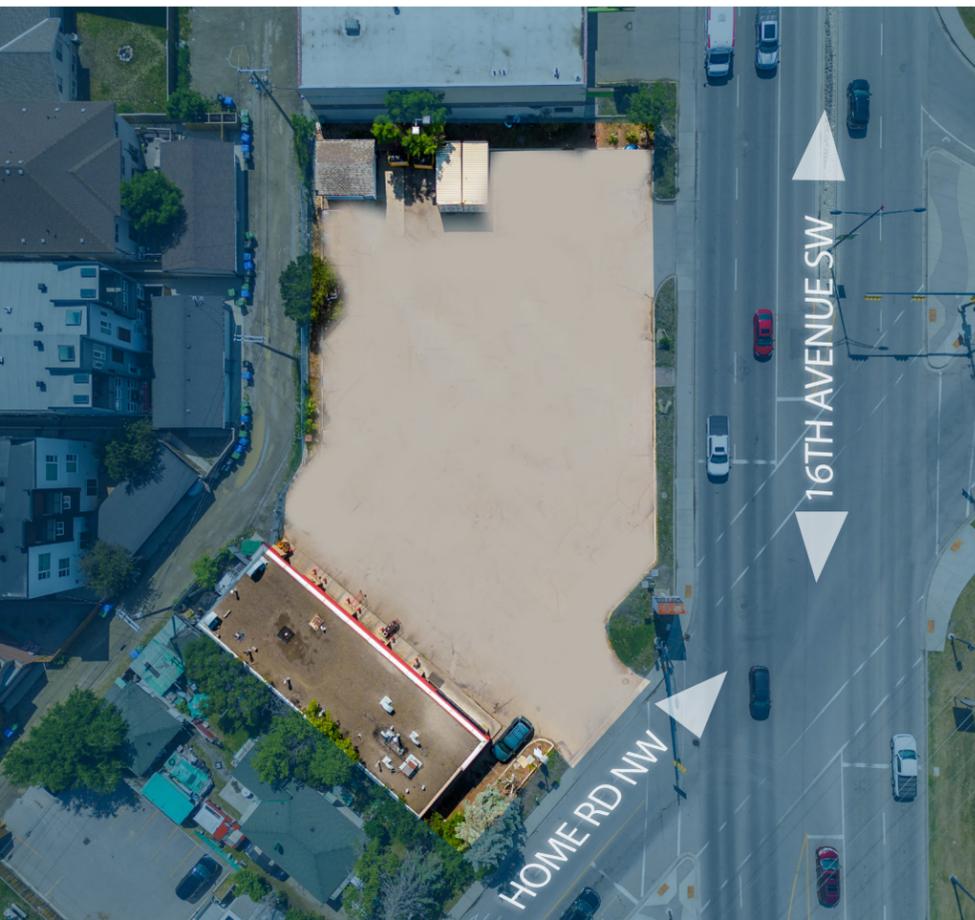
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HIGHLIGHTS

Prime Development Opportunity

Unlock the potential of this 26,128 sq.ft (0.5998 acre) C-COR2 zoned site, allowing for up to 117,576 sq.ft of buildable area (FAR 4.5) and a maximum height of 72 feet (22m). Perfect for a mixed-use project, with commercial at grade and up to 5 storeys of residential above. High-exposure location ideal for visionary developers.

Address 4730 16th Ave NW Calgary, AB

Size 26,128 sq.ft or 0.5998 acre of land

Zoning C-COR2

FAR Up to 4.5 or 117,576 sq.ft

Height 22 meters or 72 feet (equivalent to main floor commercial and 5 storey residential, subject to municipal permits)

Price \$3,600,000.00

Frontage Both 16th Avenue NW (Trans Canada Highway) and Home Road

Traffic Volume 35,000 Vehicles Per Day (2023) - 16th Avenue NW



CALGARY UNIVERSITY DISTRICT

DOWNTOWN

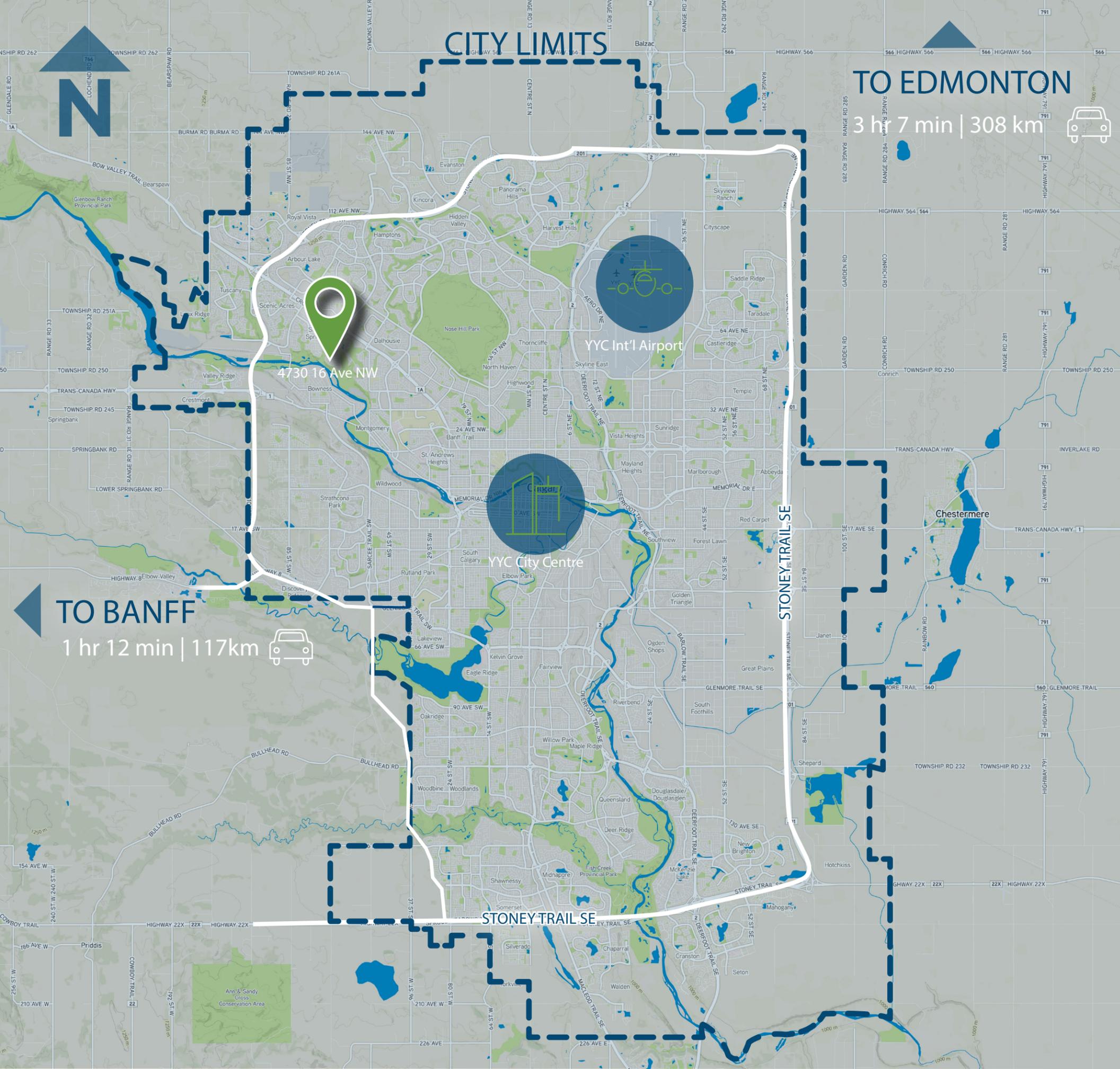
FOOTHILLS HOSPITAL

BOW RIVER

ALBERTA CHILDREN'S HOSPITAL



SHOULDICE ATHLETIC PARK



TO BANFF

1 hr 12 min | 117km



TO EDMONTON

3 hr 7 min | 308 km



LOCATION

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