

For Sale

THE GATEWAY TO

Inglewood

907 - 915 9th Avenue SE, Calgary, Alberta

Multi-Residential Development Opportunity
with Holding Income



Contact For More Information

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Property Overview

Avison Young is pleased to present a 100% freehold interest in **907 - 915 9th Avenue SE** (the “Property”), offering a rare opportunity for a developer to acquire a highly desirable development site in the heavily amenitized and historic neighbourhood of Inglewood. Located directly adjacent to major traffic corridors, retail amenities, and a future designated LRT station, this site offers excellent long-term investment potential. Qualified developers and investors will be able to secure a strategic site and develop a high-quality project that will further enhance a vibrant and growing neighbourhood.

Municipal Address

907 - 915 9th Avenue SE, Calgary, AB

Site Size

26,909 sf | 0.62 acres

Total Building Area

25,248 sf

Occupancy

100%

Current Land Use

Direct Control 254D2019

Maximum Density

4.40 FAR



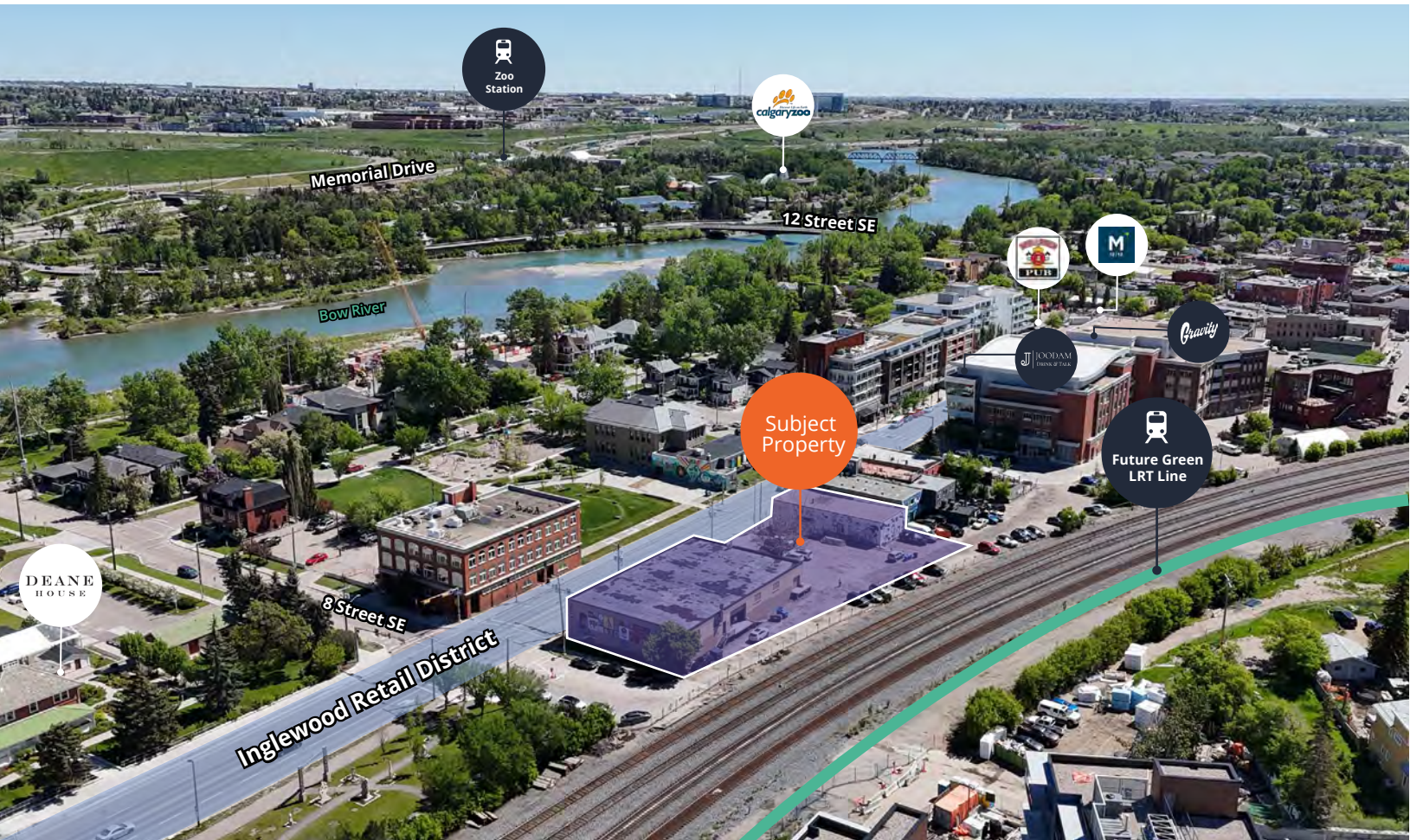
Alberta has experienced unprecedented population growth over the past two years, with particular emphasis on Calgary as the city that observed the most significant growth – accounting for approximately 42% of all newcomers to Alberta. **Calgary grew by approximately 150,000 people in the span of two years**, which has been a significant contributor to the immense interprovincial investment and economic growth realized by the city.



Canada’s Greatest Neighbourhood

Championing the title of “Canada’s Greatest Neighbourhood” as per the Canadian Institute of Planners, Inglewood is a dynamic community and major arts & culture hub. As the oldest neighbourhood in Calgary, it boasts over 240 businesses including retail, restaurants, boutiques, as well as live music venues, craft breweries, and other area complementary attractions such as music festivals and night markets.

As the neighbourhood continues to thrive and attract activity and investment, Inglewood stands out as a premier node for multi-residential and mixed-use development.



Investment Highlights

 **Excellent Accessibility**
to downtown, major roadways & future LRT station

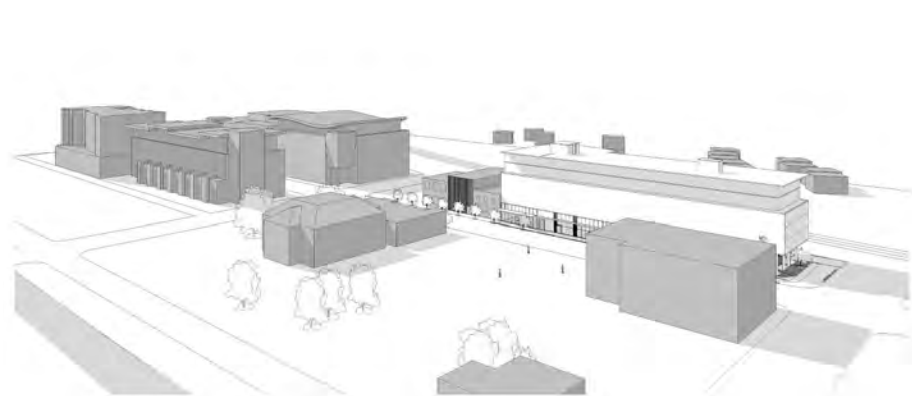
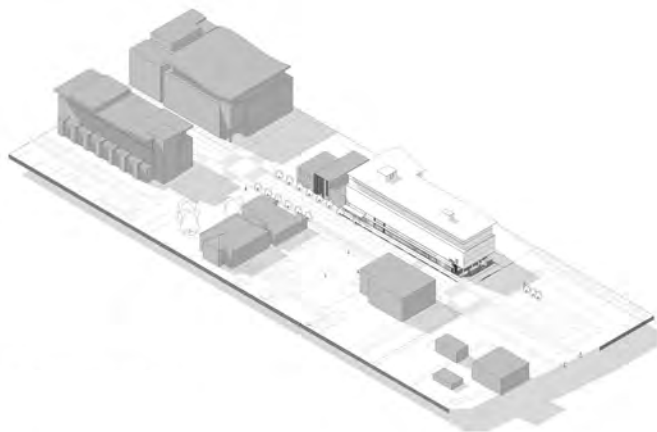
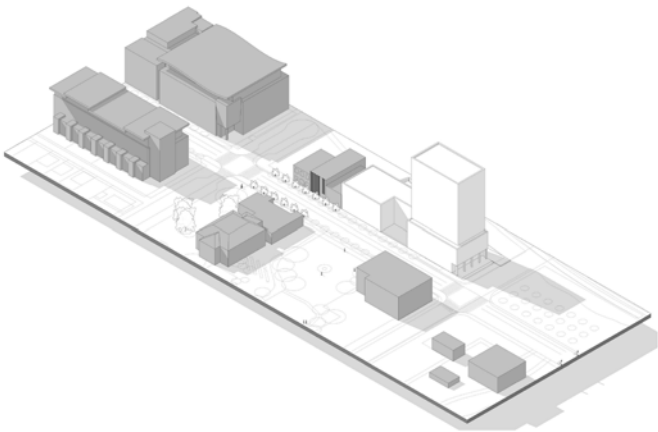
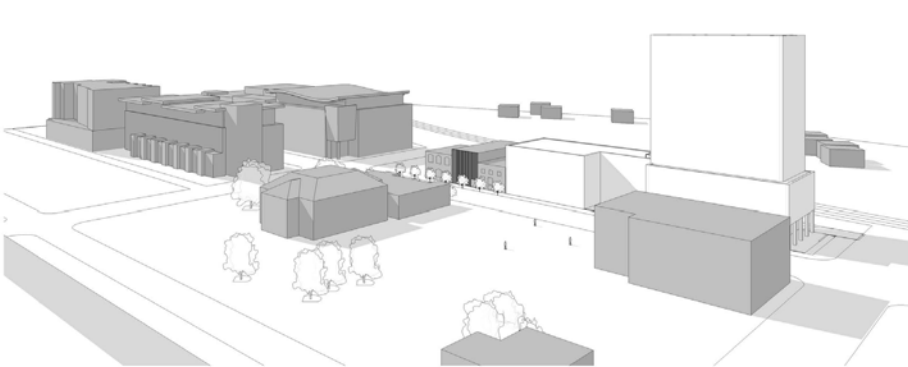
 **Abundance of Amenities**
retail, restaurants, and other attractions

 **Highly Desirable and Historic**
community of Inglewood

 **Holding Income**
The property is fully leased, providing a stable income stream with redevelopment optionality through the planning and predevelopment phase.

Project Scope (High-rise)

Total GFA	118,073 sf
Development Density	4.39 FAR
Max Height	158'
Residential	90,689 sf
Ground Floor Commercial	8,096 sf
Amenity Space	2,142 sf
Dwelling Units	123
Parking Ratio	0.75 (Residential) / 0.1 (Commercial)
Parking Stalls	79 (Residential) / 7 (Commercial)
Bicycle Stalls	75



Prospective Development Scopes

The Vendor has completed renderings and designed two different prospective development scopes for the subject property, each comprising 120 or more dwelling units. The two contemplated designs differ in construction type and development density: one is a wood-frame mid-rise, and the other a concrete high-rise.

The high-rise rendering features a fifteen-story development with a commercial and retail ground level, a three-story residential podium, and an eleven-story residential tower. The design also includes an outdoor courtyard, rooftop amenity space, and two levels of underground parking.

The wood-frame mid-rise rendering is a six-story development with seven commercial retail units on the ground floor and five stories of residential units above. This design also features an outdoor courtyard, indoor amenity space, and two levels of underground parking.

Project Scope (Mid-rise)

Total GFA	107,637 sf
Development Density	4.0 FAR (max 5.0)
Max Height	72'
Parking Stalls	83
Bicycle Stalls	72

Amenities

-
- This map illustrates the proposed Future LRT Green Line and its proximity to the Inglewood Retail District. Key features include:
- Future LRT Green Line:** A green line with a train icon, running from the bottom left towards the center.
 - Future Inglewood / Ramsay Green Line Station:** A station marked with a green circle and a train icon, located near the intersection of 11 Street SE and 17 Ave SE.
 - Bridgeland LRT Station:** A station marked with a green circle and a train icon, located near the intersection of Memorial Drive and 8 St NE.
 - Zoo LRT Station:** A station marked with a green circle and a train icon, located near the intersection of Memorial Drive and 12 St NE.
 - Inglewood Retail District:** A shaded area outlined in white, containing 39 numbered locations (1-39) marked with orange circles.
 - Subject Property:** A purple pin marker located near the intersection of 8 St SE and 9 St SE.
 - 20 minute walk to downtown:** An orange circle with a walking icon, located near the intersection of 8 St SE and 9 St SE.
 - Geographical Features:** The Bow River and Elbow River are shown flowing through the area.
 - Other Labels:** Memorial Drive, Memorial Dr NE, Zoo Road NE, St. George's Island, MacDonal Ave SE, Maggie St SE, William St SE, Elizabeth St SE, 7A St NE, 8 St NE, 11 St NE, 11A St NE, 12 St NE, George's Dr NE, 15 St SE, 14A St SE, 14 St SE, 13 St SE, 11 Ave SE, 10 Ave SE, 9 Ave SE, 8 Ave SE, 17 Ave SE, 18 Ave SE, 19 Ave SE, and 9 Avenue SE.

Calgary Demographics

907 - 915 9th Avenue SE is well-located to take advantage of projected population growth and high household incomes in Calgary.

With a population growth rate of 7.9% over the past three years, and a projected growth rate of 5.3% through 2027, the City of Calgary will continue to lead the nation as a destination of choice for newcomers. Population growth rates for the region are significantly higher than other major cities in Canada. Calgary offers a quality of life and affordability advantage coupled with a favourable business climate for those looking to relocate.

Calgary boasts high income levels with nearly 16% of Calgary households earning annual incomes above \$200,000, and a median household income greater than \$100,000.



5.3%

City of Calgary projected
population growth



16%

% of Calgary households
earning \$200k or more



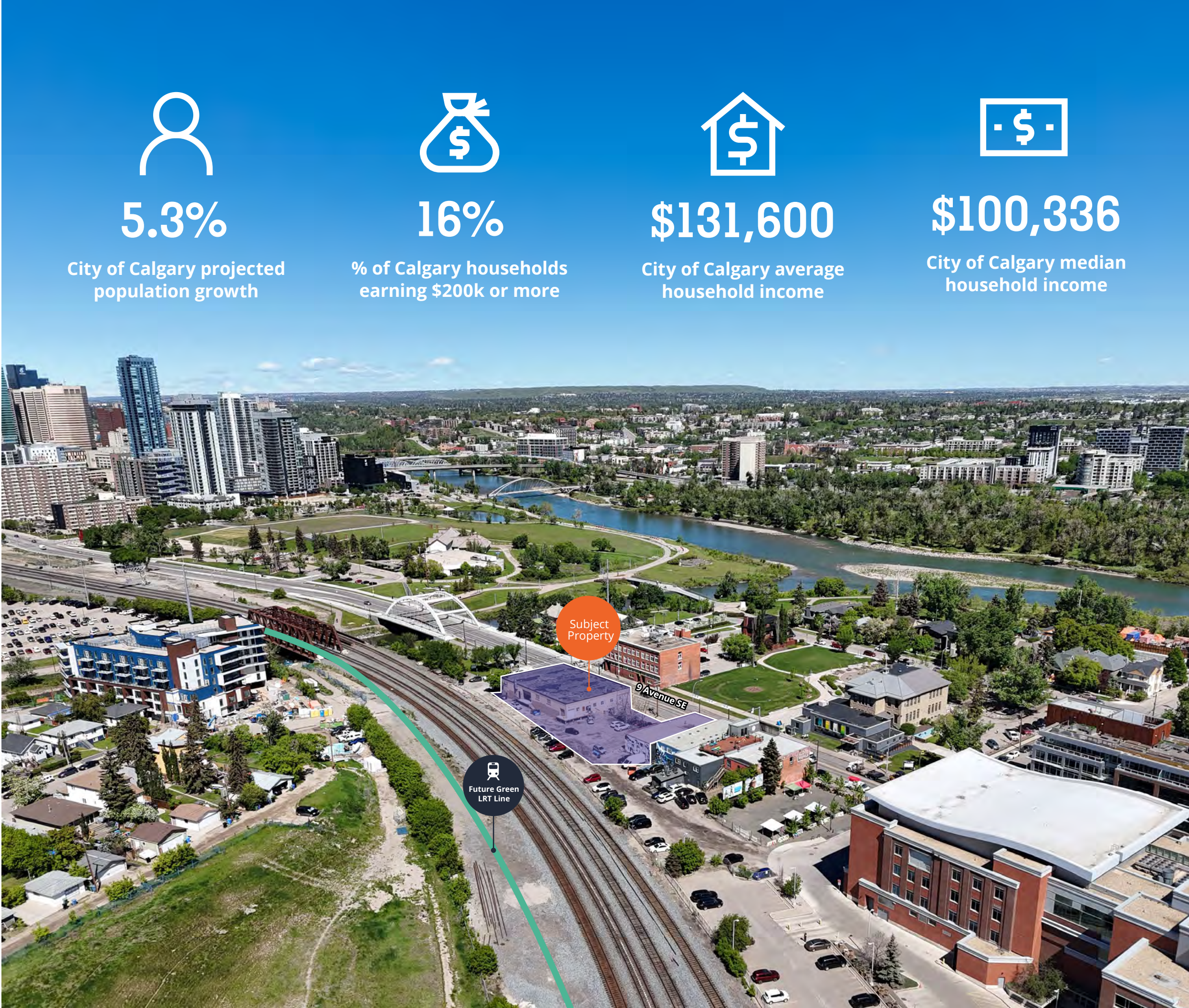
\$131,600

City of Calgary average
household income



\$100,336

City of Calgary median
household income





SPOLUNBO'S

M 12/12

THE POTION ROOM

Gravity

THE NASH

JOODAM
DRINK & TALK

OL' BEAUTIFUL
BREWING COMPANY

COLD GARDEN
BREWERY

Future
Inglewood /
Ramsay
Green Line
Station

dandy

Future Green
LRT Line

Subject
Property

9 Avenue SE

THE GATEWAY TO

Inglewood



Avison Young has been retained by 907 9th Avenue SE Properties GP Ltd. (the "Vendor") on an exclusive basis to arrange for the offering and sale of a 100% interest in the subject property. The subject property is being offered for sale unpriced. Please contact the listing agents for more information and for details on the offering process.

Additional information can be made available to assist in evaluating this sale offering upon execution of a Confidentiality Agreement by interested parties/prospective purchasing entities.

Visit us online
avisonyoung.com

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