

For Sale



## RAMSAY DEVELOPMENT SITE

1046 & 1048 8 ST AND 906  
11 AVE SE CALGARY



### HIGHLIGHTS/DESCRIPTION

- Excellent investment opportunity.
- Current zoning allows for retail & consumer services, convenience store, restaurant and more.
- Possibility of rezoning to allow mixed use development.
- Has current income from Retail and Residential property on site.
- Clean Environmental.
- Situated on a collector corridor, plenty of foot and vehicle traffic daily.
- *Do not disturb tenants/Further details available with signed NDA.*

### BUILDING/FINANCIAL DETAILS

<b>Land Size:</b>	.18 Acres
<b>Zoning:</b>	Commercial Neighbourhood (C-N1)
<b>Purchase Price:</b>	\$1.79M

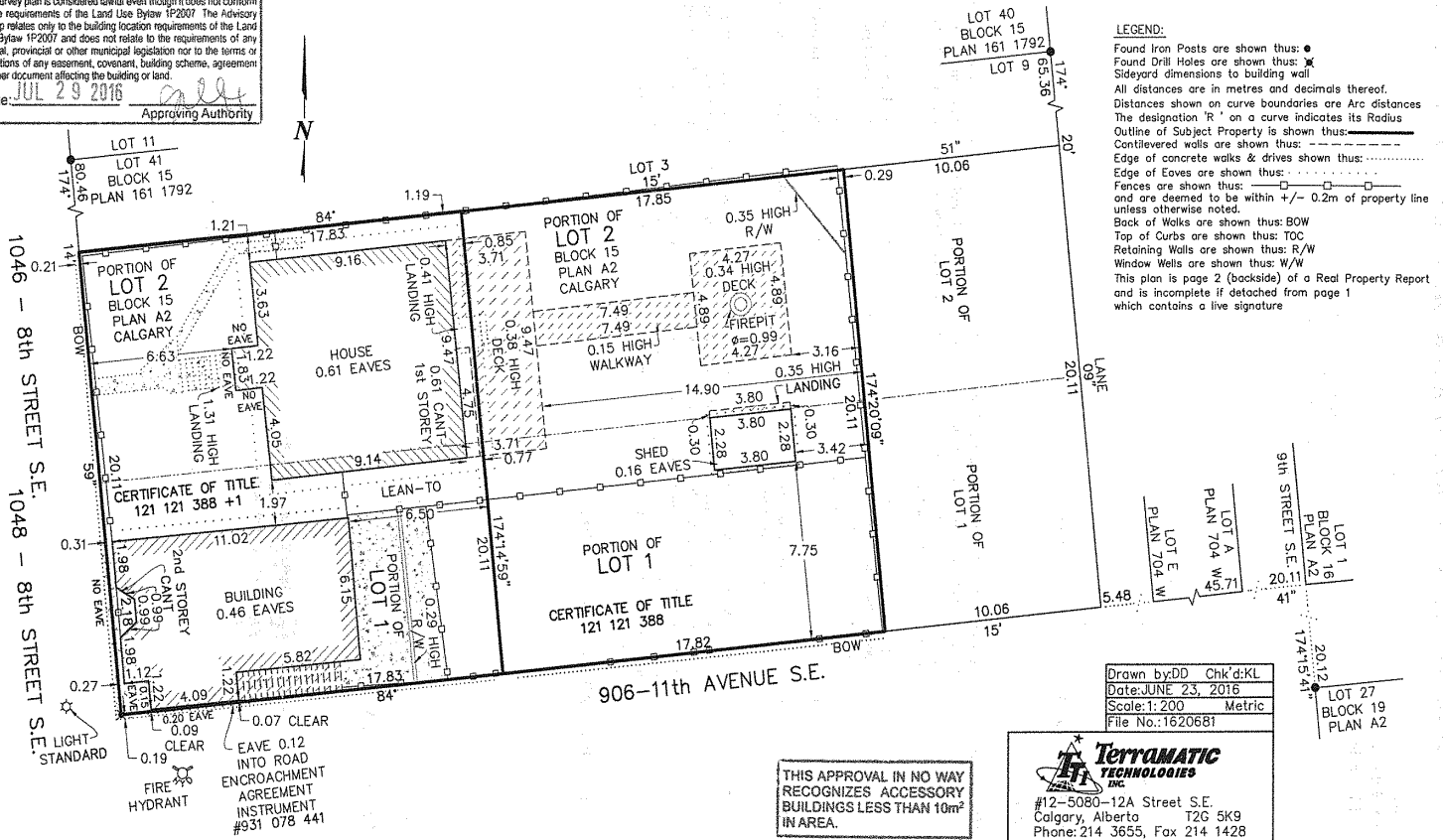
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[AvenueCommercial.com](http://AvenueCommercial.com)

**AVENUE** | Commercial  
Real Estate Solutions



The City of Calgary Planning, Development and Assessment  
**CERTIFICATE OF COMPLIANCE WITH ADVISORY NOTE**  
 The building shown on this survey plan was constructed prior to 1974. Provided that all of the information shown on this survey plan is accurate, the location of the building as shown on this survey plan is considered lawful even though it does not conform to the requirements of the Land Use Bylaw 1P2007. The Advisory Stamp relates only to the building location requirements of the Land Use Bylaw 1P2007 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms or conditions of any easement, covenant, building scheme, agreement or other document affecting the building or land.  
 Date: JUL 29 2016  
 Approving Authority: *[Signature]*

## ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



**LEGEND:**  
 Found Iron Pasts are shown thus: ●  
 Found Drill Holes are shown thus: ✕  
 Sidedyard dimensions to building wall  
 All distances are in metres and decimals thereof.  
 Distances shown on curve boundaries are Arc distances  
 The designation 'R' on a curve indicates its Radius  
 Outline of Subject Property is shown thus: ————  
 Contilevered walls are shown thus: - - - - -  
 Edge of concrete walks & drives shown thus: ————  
 Edge of Eaves are shown thus: - - - - -  
 Fences are shown thus: ————  
 and are deemed to be within +/- 0.2m of property line unless otherwise noted.  
 Back of Walks are shown thus: BOW  
 Top of Curbs are shown thus: TOC  
 Retaining Walls are shown thus: R/W  
 Window Wells are shown thus: W/W  
 This plan is page 2 (backside) of a Real Property Report and is incomplete if detached from page 1 which contains a live signature

Drawn by: DD Chk'd: KL  
 Date: JUNE 23, 2016  
 Scale: 1:200 Metric  
 File No.: 1620681

**TERRAMATIC TECHNOLOGIES INC.**  
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 Calgary, Alberta T2G 5K9  
 Phone: 214 3655, Fax 214 1428  
 E-Mail: survey@terramatic.com

THIS APPROVAL IN NO WAY  
 RECOGNIZES ACCESSORY  
 BUILDINGS LESS THAN 10m<sup>2</sup>  
 IN AREA.

# CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

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