

Goodman:

FOR SALE

123,275 SF / 2.83 Acres ±

Development Site



Downtown Calgary | Full-block high-density site

320 5 Avenue SE | Calgary, Alberta

THE OFFERING

Make your mark on Calgary's downtown skyline! An exceptional opportunity to develop a full-block site steps from the vibrant East Village neighbourhood. The property has been rezoned allowing for a high-density mixed-use project up to 20 FAR with density bonusing. The scale of the site and access from four street frontages creates a blank canvas for a developer to design a landmark multi-phase / multi-tower project with efficient configuration and a multitude of massing options.

Flexible CR20-C20/R20 zoning allows for rental, condo, hotel and a wide variety of commercial uses. Preliminary architectural studies support a mixed-use project with four high-rise towers, however, any and all options are on the table.

PROPERTY DETAILS

Property Type

Land Area

Zoning **FAR**

Demolition

Complete

Price

High-density mixed-use development site

2.83 Acres / 123,275 SF

CR20-C20/R20

Up to 20 FAR w/ density bonusing

January 2024

Contact broker

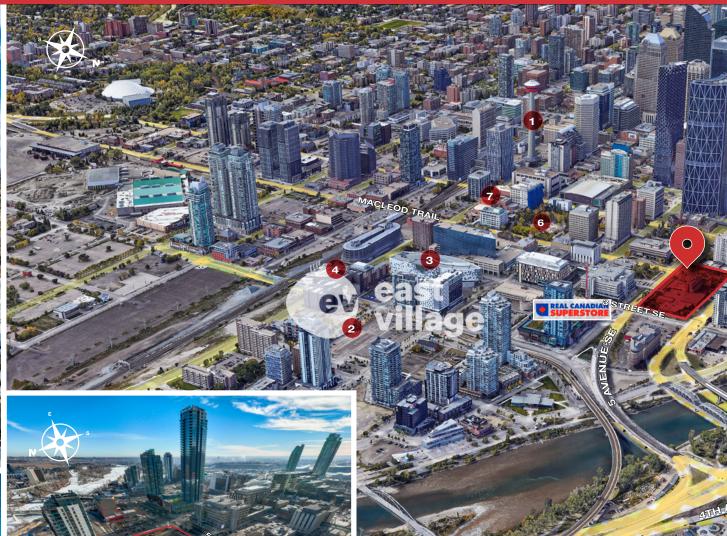
Property Video



THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF, THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH NAI ADVENT DEEMS RELIABLE, HOWEVER, NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION. NOR DOES NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.









Land Area (Acres)	2.83
Land Area (SF)	123,275
Total GFA	1.2 to 1.5 Million
FAR Above Grade	1.2 to 1.5 Million
Levels Below Grade	3 to 4
Podium Levels	1 to 2
Residential Floors	53 (Maximum)
Residential Unit Count	1,200 to 1,800
Residential Gross Floor Plate (SF)	Flexible
Average Unit Size (SF)	680
Parking Ratio	0.62

DEVELOPMENT

Rental Proforma & Budget Support Consultants

- Construction Management
- Property Manager
- » Financing Options
- . Tay Assassment
- » Market Feasibility
 Call Broker for Details

ARTS
COMMONS
5 Min Walk

CALGARY TOWER 11 Min Walk

EAST VILLAGE
5 Min Walk

CENTRAL LIBRARY

STUDIO

BELL National Music

8 Min Walk 4 Studio Bell

EAU CLAIRE PARK

> OLYMPIC PLAZA

5 Min Walk



Goodman:

