

# ONKAR REALTY

**Development Site for Sale with Approved DP**  
**Asking Price \$1,500,000**



Very good opportunity to construct a mixed use building. Development site is located on very busy artery Centre street North, only 10 minutes from Downtown Calgary 5 Minutes to TransCanada highway 1 and 10 Minutes to Highway 2. DP approved Shovel ready project.

## Site Description:

Site Area:	Approx. .23 Acres
Zoning:	C-N2 Commercial neighbourhood 2 (1-3 Stories) <a href="#">More Information</a>
Legal Description:	Plan: 3674S; Block: 15; Lots 20-23 with exception of Road Plan: 8810444
Project Approved:	3 Story Mixed of 4,919 Sq. Ft. Commercial on Main Floor, 5 Apartments total of 4,345 Sq. Ft. on 2 <sup>nd</sup> floor 1 Apartment 1,464 Sq. Ft. on 3 <sup>rd</sup> floor
Parkings:	9 Surface Parkings and free Street Parking on 36 <sup>th</sup> Avenue NE
Permits:	Development and Building Permit Drawings available for assignment.
Total Building Area:	10,728 on 3 Floors.
Possible Tenants:	Medical Clinic, Dental Clinic, Physio Clinic, Pharmacy, Coffee Shop, C. Store, Ice-cream Shop, personal Services and other Retail Store.

**Manjit Bahia**  
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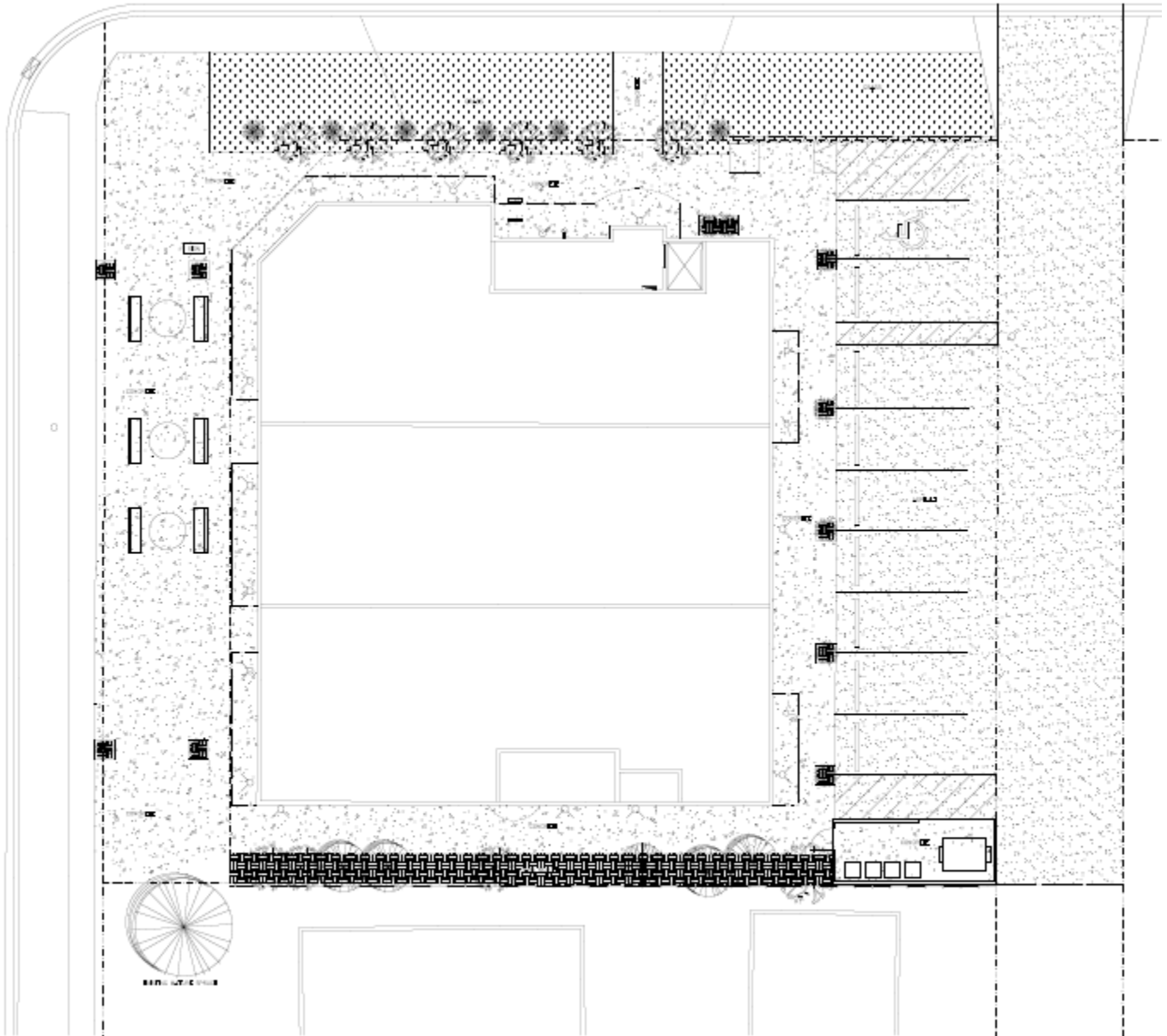
**Onkar Realty**  
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Disclaimer: The information contained herein has been obtained through sources deemed reliable. However, we cannot warrant the complete accuracy of said information and it is thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Onkar Realty. "the Brokerage"

**403 265 0277**

**[www.onkarrealty.com](http://www.onkarrealty.com)**

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1 LANDSCAPE PLAN  
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## LANDSCAPE PLAN

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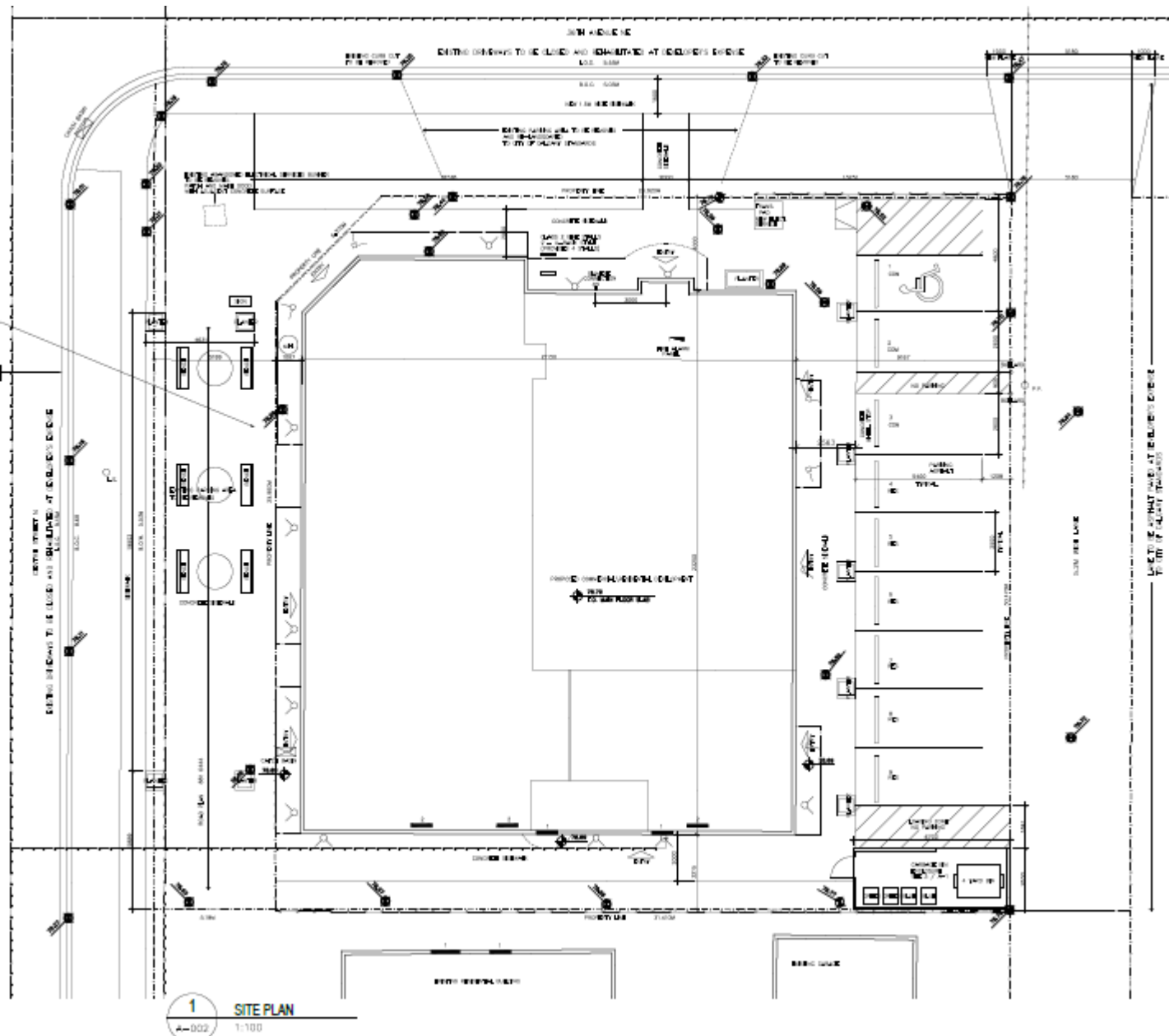
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## SITE PLAN

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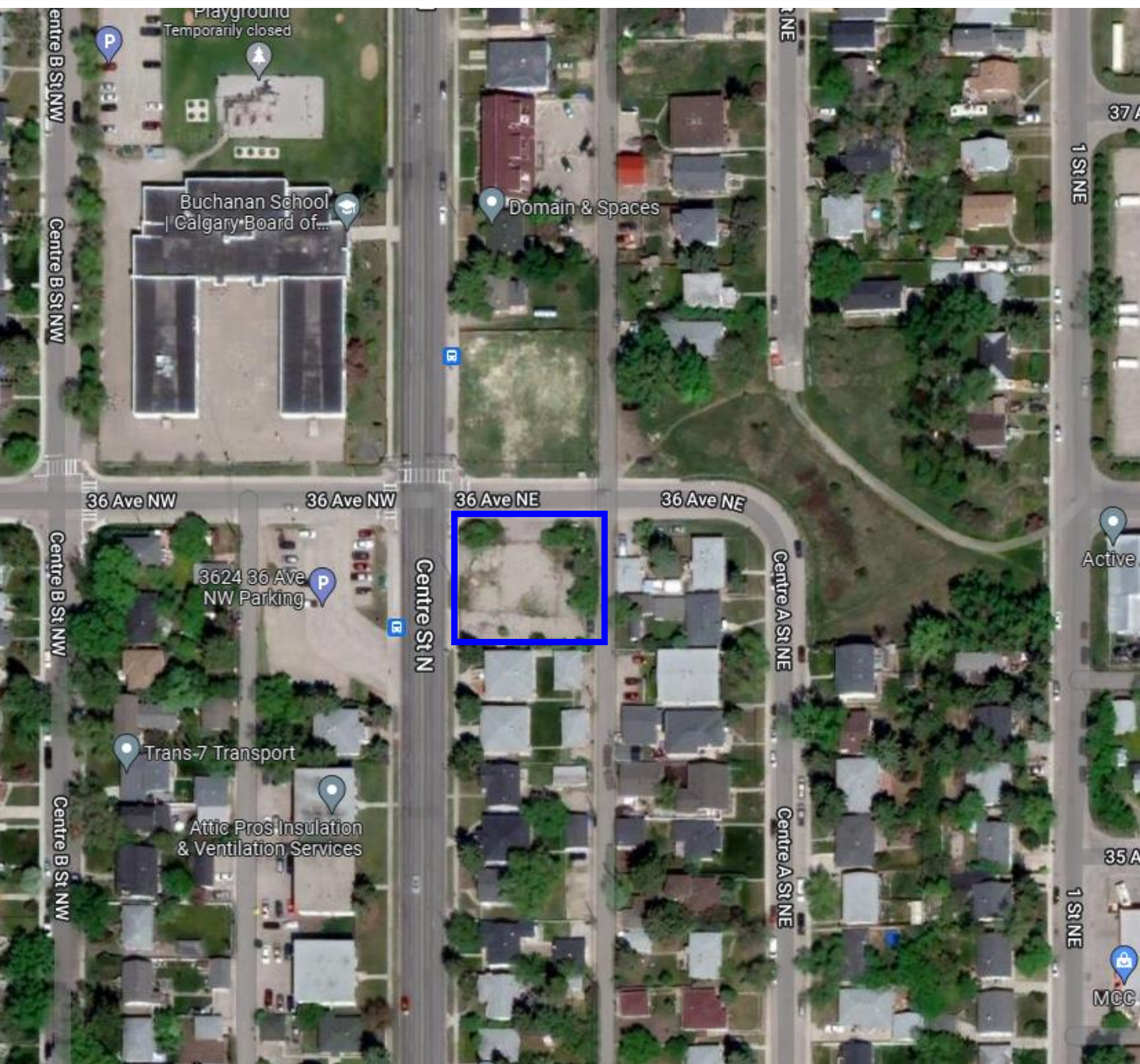
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## LOCATION

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