

For Sale

**DEVELOPMENT OPPORTUNITY
211 14TH STREET NW, CALGARY, AB**

/////





OFFERING AT A GLANCE

C&W is pleased to present 211 14th Street NW, Calgary, a centrally located development site in the Northwest Community of Hillhurst. The property is located on the west side of 14th Street Northwest, mid block, between Kensington Road NW and 2nd Avenue NW.

The 22,651 square foot development site is centrally located along 14th Street NW, a major North-South roadway close to Calgary's downtown core travelled by over 34,000 + vehicles per day. The location offers quick access to major centers including the University of Calgary, SAIT Polytechnic, Foothills Medical Centre, and the Children's Hospital.

211 14th Street NW presents a great opportunity to develop a well located inner-city site in the Hillhurst Community within walking distance to Downtown and surrounded by many excellent retail amenities.





/////

INVESTMENT HIGHLIGHTS



Well located inner-city site with flexible Direct Control zoning allowing density of a 2.8 FAR base with bonus provisions of up to 5.0 FAR.



In the heart of the 14th Street NW amenity corridor and walking distance to Kensington, one of Calgary's top destinations for shopping and dining including many excellent restaurants and entertainment options.



Ideal location for student-oriented housing located 1.0 km (15 min walk) to SAIT (16,000 students) and 2.8 km (35 min walk) to University of Calgary (35,000 students).



Located within 900 meters of the Sunnyside LRT station, and 1,600 meters from the Lions Park LRT Station, the site boasts great access to the public transportation infrastructure. The location also provides quick access to 16th Avenue NW (the major East/West traffic arterial in Northwest Calgary) and Crowchild Trail (the major North/South traffic arterial in West Calgary).



With high traffic counts on 14th Street NW and Kensington Avenue NW, there is strong support for potential retail podium tenants.



/////

PROPERTY DETAILS

Address	211 14 Street NW, Calgary, AB
Legal Description	Plan 6219I; Block 3; Lots 4 - 9 and the northerly 2/3 of lot 10
Zoning	<p>DC227D2019</p> <p>This Direct Control District Bylaw is intended to:</p> <ul style="list-style-type: none"> A. Provide for medium density mid-rise urban infill development taking into account the policies of the Hillhurst/Sunnyside Area Redevelopment Plan; B. Require active commercial uses at grade to promote activity at the street level; C. Promote developments with storefronts along a continuous block face on the commercial street; D. Accommodate a mix of commercial and residential uses in the same building; E. Respond to local area context by establishing maximum building height for individual parcels; F. And implement the density bonus provisions of the Hillhurst/Sunnyside Area Redevelopment Plan.
Density	2.8 FAR base with bonus provisions of up to 5.0 FAR
Site Area (AC) (SF)	0.52 22,651
Buildable Area	55,842 square feet
Offering Price	\$6,500,000



LOCATION OVERVIEW



Located in the high-profile central neighbourhood of Hillhurst, the Property benefits from surrounding amenities, accessible transit, greenspace, and educational and employment nodes. Hillhurst was established in 1914 and is one of Calgary's oldest neighbourhoods. The neighbourhood has seen extensive growth and development over the years, becoming one of Calgary's most active and family-friendly communities. The area is bounded by 8th Avenue NW (north), 10th Street NW (east), the Bow River (south), and 18th Street NW (west).

211 14th Street NW offers a development site with a variety of unique location differentiators including an enviable mix of restaurants, greenspace, and shopping and entertainment being accessible within the immediate neighbourhood. Furthermore, the location boasts access to a variety of cultural and leisure amenities including McMahon Stadium and Jubilee Auditorium or access to Calgary's extensive network of multi-user pathways.



Walk Score

Hillhurst	8.2
Calgary	4.4



Vehicles Per Day

14th Street NW	34,000
Kensington Road NW	11,000
5th Avenue NW	12,000

Labour Force by Industry - Hillhurst

Industry	Hillhurst	Calgary
Professional, scientific and technical services	18%	13%
Health care and social assistance	14%	12%
Educational Services	9%	11%
Construction	8%	8%
Retail Trade	6%	7%

LOCATION HIGHLIGHTS

- » Central location with easy access to major roadways 14th Street NW, Crowchild Trail NW and 16th Avenue NW (Trans-Canada Highway), public bus, LRT station, and pedestrian and bicycle routes.
- » Access to Calgary's higher education network including the University of Calgary (35,000 students), Southern Alberta Institute of Technology (16,000 students) and Alberta University of Arts (1,300 students).
- » An established employment node benchmarked by the University of Calgary (5,000 employees), Southern Alberta Institute of Technology (2,700 employees), Alberta Hospital, Alberta Research Park, Alberta University of the Arts and North Hill Shopping Centre.
- » The Property benefits from unmatched recreation and service amenities, most notably Jubilee Auditorium, Confederation Park, Confederation Golf Course and North Hill Centre are less than a 15-minute walk away.



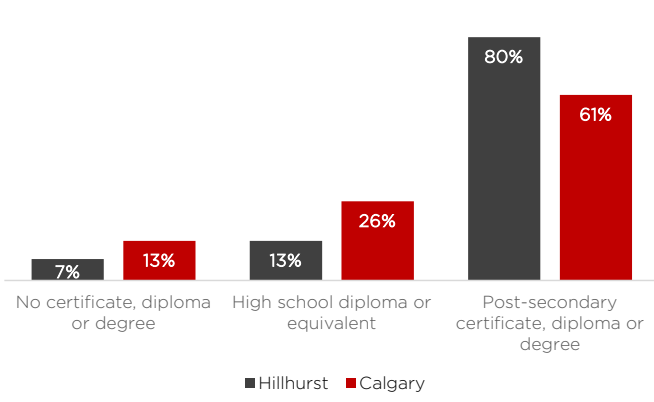


/////

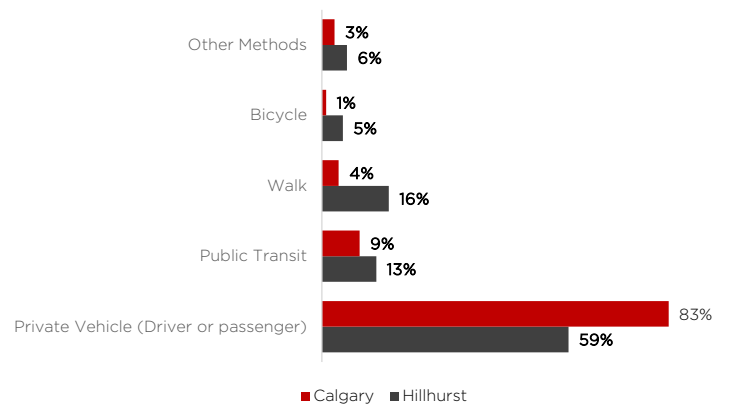
HILLHURST VS. CALGARY DEMOGRAPHICS

Hillhurst differs significantly from the broader city in several key demographic aspects. Median age in the neighbourhood (35) is younger than the average across the city. The neighbourhood's proximity to the Downtown core and post secondary education attracts a younger, affluent, well-educated community that tends to value shorter commuting times and quick walking or cycling accessibility to nearby retail, employment and entertainment nodes.

Education Level
Hillhurst vs Calgary

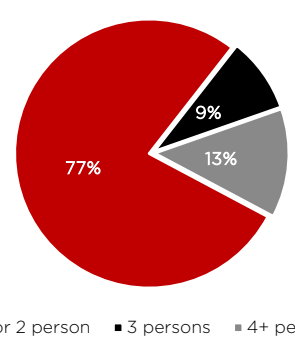


Mode of Transportation To Work
Hillhurst vs Calgary

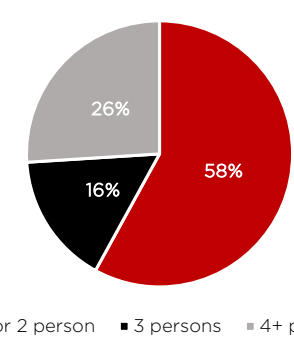


Most typical households in the Hillhurst community are single or double tenure, with a higher rate of renters compared to the City's average.

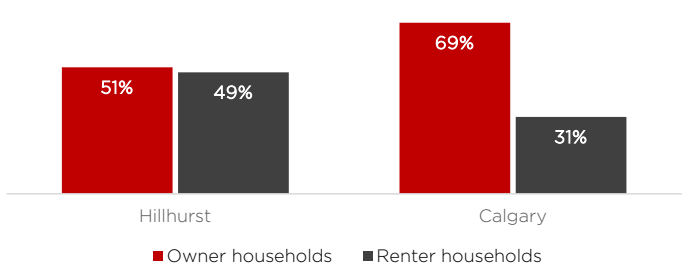
Household Size
Hillhurst



Household Size
Calgary



Housing Tenure
Hillhurst vs Calgary



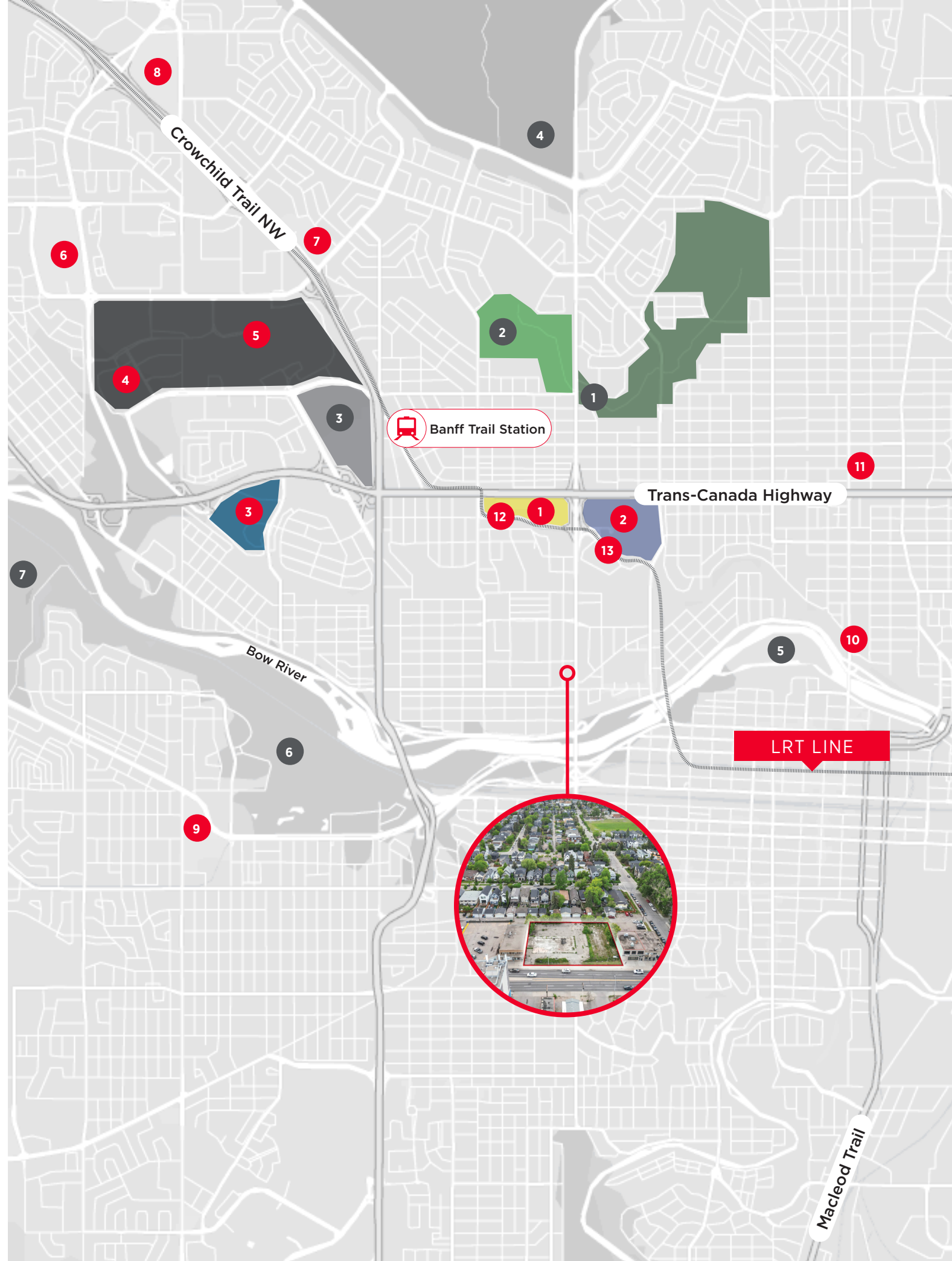


TRAFFIC GENERATORS

- 1 North Hill Centre
- 2 Southern Alberta Institute of Technology (SAIT)
- 3 Foothills Medical Centre
- 4 Alberta Children's Hospital
- 5 University of Calgary
- 6 CF Market Mall
- 7 Brentwood Village Shopping Centre
- 8 Northland Village
- 9 Westbrook Mall
- 10 Mount Pleasant Tennis Club
- 11 Centre Street Safeway
- 12 Lion's Park LRT Station
- 13 SAIT / AUArts / Jubilee LRT Station

PUBLIC GREENSPACE

- 1 Confederation Park
- 2 Confederation Park Golf Course
- 3 McMahon Stadium
- 4 Nose Hill Park
- 5 Prince's Island Park
- 6 Shaganappi Point Golf Course
- 7 Edworthy Park



COMMUTE TIMES

SAIT	22 mins	9mins	5 mins
North Hill Centre	25 mins	7 mins	5 mins
Downtown Calgary	40 mins	22 mins	8 mins
University of Calgary	1 hr	19 mins	8 mins
Nose Hill Park	-	35 mins	12 mins

IMMEDIATE AREA DEMOGRAPHICS - 2KM

- \$83,050**
Medium Household Income
- 57,177**
Population
- 37**
Median Age
- 34,000**
Cars/Day along 14th St NW



LAND USE CONTEXT - HILLHURST/SUNNYSIDE AREA REDEVELOPMENT PLAN

The Hillhurst/Sunnyside Area Redevelopment Plan (ARP) provides comprehensive guidance for land use and development in the Hillhurst and Sunnyside communities of Calgary. Key aspects related to zoning and land use include:

Residential Land Use:

- » Objective: Promote a mix of housing types and densities.
- » Policy: Encourage compatible infill development, including secondary suites and laneway housing.
- » Implementation: The ARP outlines specific recommendations for residential development, including zoning considerations.

Commercial Land Use:

- » Objective: Support vibrant commercial areas.
- » Policy: Encourage a mix of retail, office, and service uses.

Open Space and Recreation:

- » Objective: Enhance parks, green spaces, and recreational facilities.
- » Policy: Support community gardens, pathways, and public amenities.
- » Implementation: Specific policies guide open space development and accessibility

Transportation:

- » Objectives: Address roadways, transit, parking, and pedestrian/bicycle pathways.
- » Implementation: The ARP includes a transportation map and guidelines for sustainable mobility.

Social Considerations:

- » Objective: Foster a vibrant, inclusive community.
- » Policy: Address social needs, diversity, and accessibility.
- » Implementation: Policies support community well-being and cohesion.

Heritage Conservation:

- » The ARP acknowledges the importance of heritage preservation in the area.

The Hillhurst/Sunnyside Area Redevelopment Plan (ARP) is currently being complemented by the Riley Local Area Plan, which involves community engagement and further planning.





SUBMISSIONS

Offers are to be submitted to the listing team at:

Marc Rosso, Keaton Wolansky & Dan Salazar

Cushman & Wakefield ULC

Suite 2400, 250 6th Avenue SW

Calgary, Alberta, Canada

T2P 3H7

©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.



National Capital Markets Group



MARC ROSSO

Vice President

+1 403 585 8336

marc.rosso@cushwake.com

DEBT ADVISORY KEATON WOLANSKY

Vice President

+1 403 261 1124

keaton.wolansky@cushwake.com

DAN SALAZAR

Financial Analyst

+1 403 261 1149

dan.salazar@cushwake.com



