



JUDICIAL SALE

FOR SALE

**608 7TH STREET &
735 6TH AVENUE SW**

CALGARY | ALBERTA



CUSHMAN & WAKEFIELD ULC
BOW VALLEY SQUARE IV
250 6TH AVENUE SW, SUITE 2400
CALGARY, AB T2P 3H7
CUSHMANWAKEFIELD.COM

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FOR SALE

608 7TH STREET & 735 6TH AVENUE SW

CALGARY AB



PROPERTY DETAILS & HIGHLIGHTS



PROPERTY DETAILS :

Legal:	1. Condominium Plan 9410576; Unit 1-6
	2. Plan A1; Block 33; Lot 1-4
Location:	1. 608 7th Street SW
	2. 735 6th Avenue SW
Site Size:	1. 3,260 SF 2. 9,761 SF  TOTAL: 13,021 SF
Property Measurements:	130 ft (7th Street) x 100 ft (6th Ave)
Land Use Bylaw:	CR20-C20/R20 The City of Calgary has designated the site as Commercial Residential District. This designated zoning allows for intensive high-rise density residential and commercial developments that contribute to the Downtown's role as the predominant destination for business, retail, entertainment and cultural activities and a strong focus on the ground floor and +15 skywalk system.
	1. \$25,468.09 2. \$63,642.71 2019 Property Taxes: \$89,110.80
Taxes:	

Comments

- Located at the South East corner of 6th Avenue SW and 7th Street SW in Downtown Calgary
- The property is within walking distance of Calgary's LRT, linking the City of Calgary with numerous suburban neighborhoods
- Other transportation networks are optimal, with ease of access/egress from the Downtown Core into West Calgary Neighborhood communities
- Numerous surrounding amenities including restaurants, services and parks
- Possible future connection to Calgary's +15 Skywalk Network

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PROPERTY DETAILS & HIGHLIGHTS



DOWNTOWN CALGARY



High Traffic Volume

The Property is located in Calgary's Central Business District (CBD) on 6th Avenue and 7th Street SW, allowing easy access to the North and West side of the City. The site sees a traffic count of 19,000-20,000 vehicles in a 24 hour period.



+15 Connection

Calgary's + 15 connection is an extensive indoor pedestrian skywalk totaling 18km that offers an opportunity to walk from the West core to the Central and East core. This provides easy commuting ability for professionals working in the CBD.



Transit Access

Calgary's LRT is located half a block south of the Property. The LRT currently comprises of two lines (Red and Blue) that service all four quadrants of the City. A third line (Green) has recently been approved and is scheduled to open in 2024.



Amenities & Attractions

The Property is in close proximity to a number of bars, restaurants and coffee shops. Eau Claire Park and Bow River Pathway, adjacent to the Bow River is situated within a 10 minute walk to the property.

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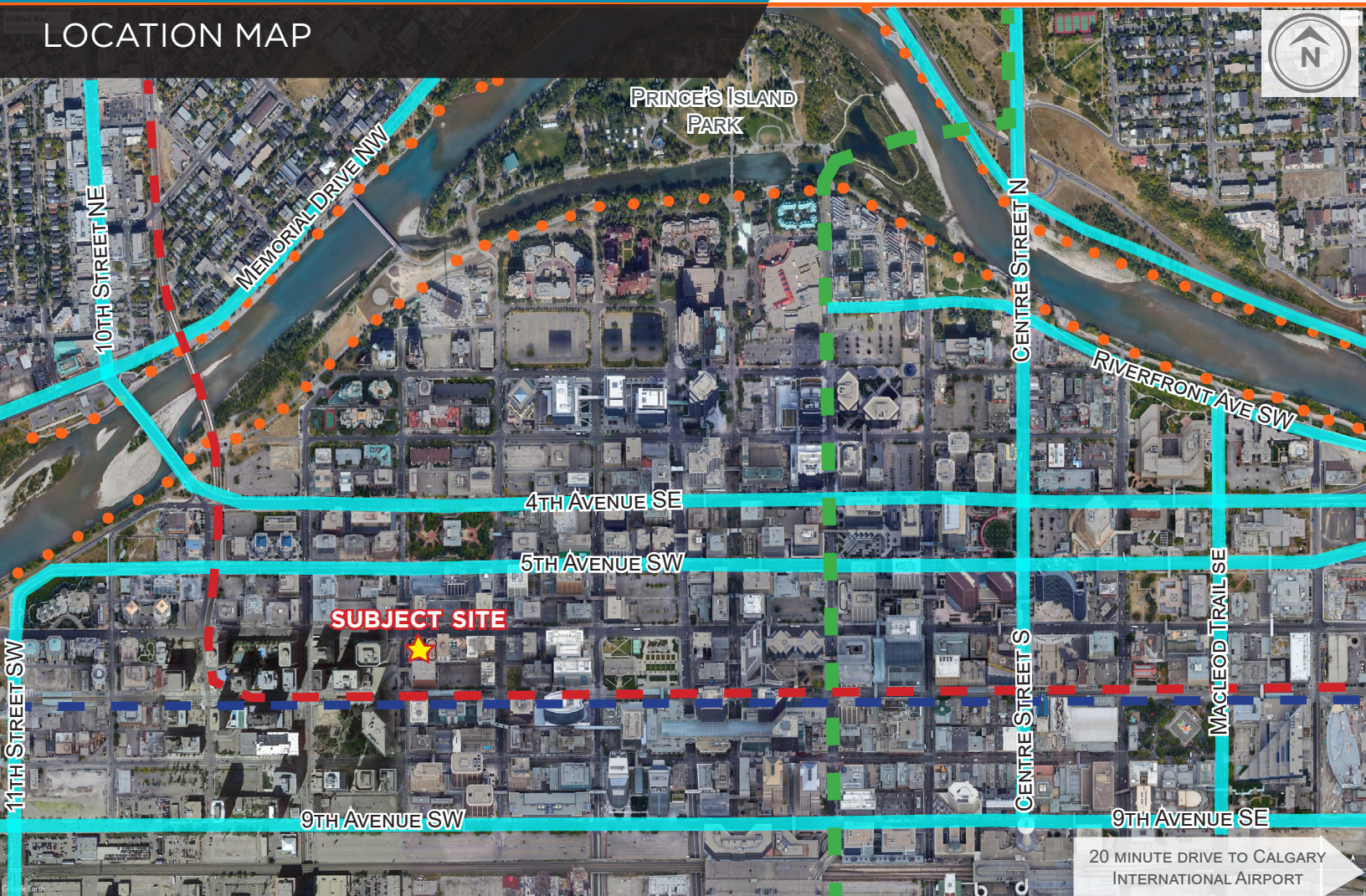
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**CUSHMAN &
WAKEFIELD**

LOCATION MAP



20 MINUTE DRIVE TO CALGARY
INTERNATIONAL AIRPORT

LEGEND:

• • • • • BOW RIVER PATHWAY

MAIN ROADS

— — — — — LRT RED LINE

— — — — — LRT BLUE LINE

— — — — — LRT GREEN LINE
(FUTURE LINE)

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These statements are based upon the information furnished by the principal and sources, which we deem reliable - for which we assume no responsibility and is subject to verification during a formal due diligence period. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice. Prospective purchasers should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation.