



FOR SALE

634 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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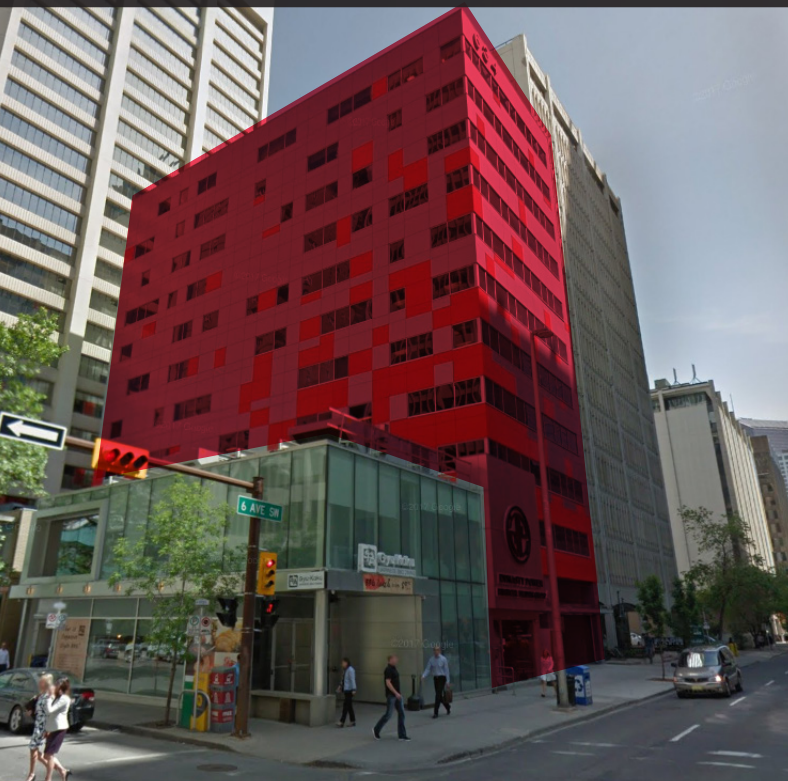
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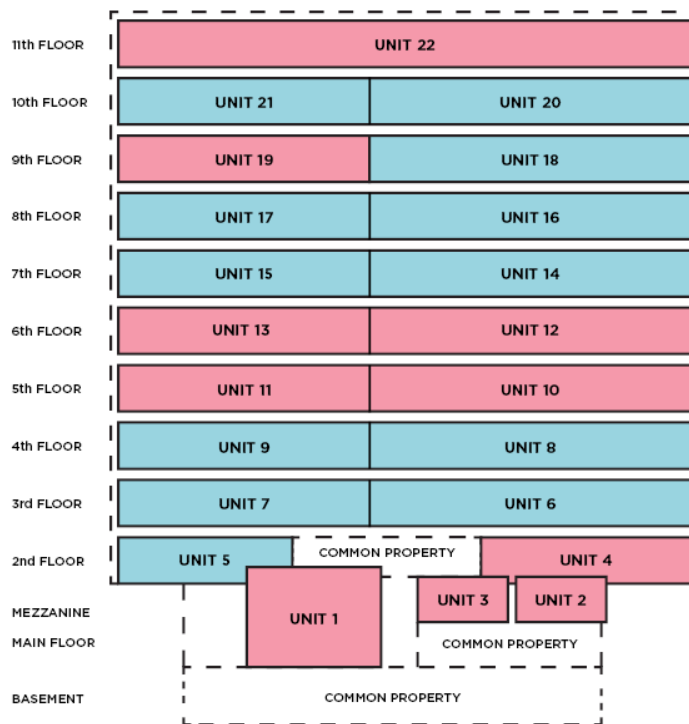
CALGARY AB



PROPERTY DETAILS & HIGHLIGHTS



AVAILABLE UNITS



PROPERTY DETAILS :

Legal:	Condominium Plan 1610979; Unit 5-9, 14-18 & 20-21
Location:	634 6th Avenue SW
Building Size:	26,793 SF
Number of Units:	12
Land Use Bylaw:	CR20- C20/R20
Year Constructed:	2013

Unit	Size (SF)	Taxes (2019)
5	1,709	\$17,386
6	2,329	\$23,563
7	2,251	\$23,123
8	2,334	\$23,563
9	2,250	\$23,123
14	2,327	\$23,563
15	2,246	\$22,903
16	2,327	\$23,563
17	2,245	\$22,903
18	2,174	\$22,462
20	2,352	\$23,783
21	2,249	\$23,123

Comments

- Located on the North side of 6th Avenue SW, between 5th street SW and 6th 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
- Connected to Calgary's +15 Skyway Network
- Retail on the main floor
- Located in close proximity to the new Calgary Courts
- Land use bylaw currently allows for 260,000 buildable SF

*Please contact selling agents for pricing details.

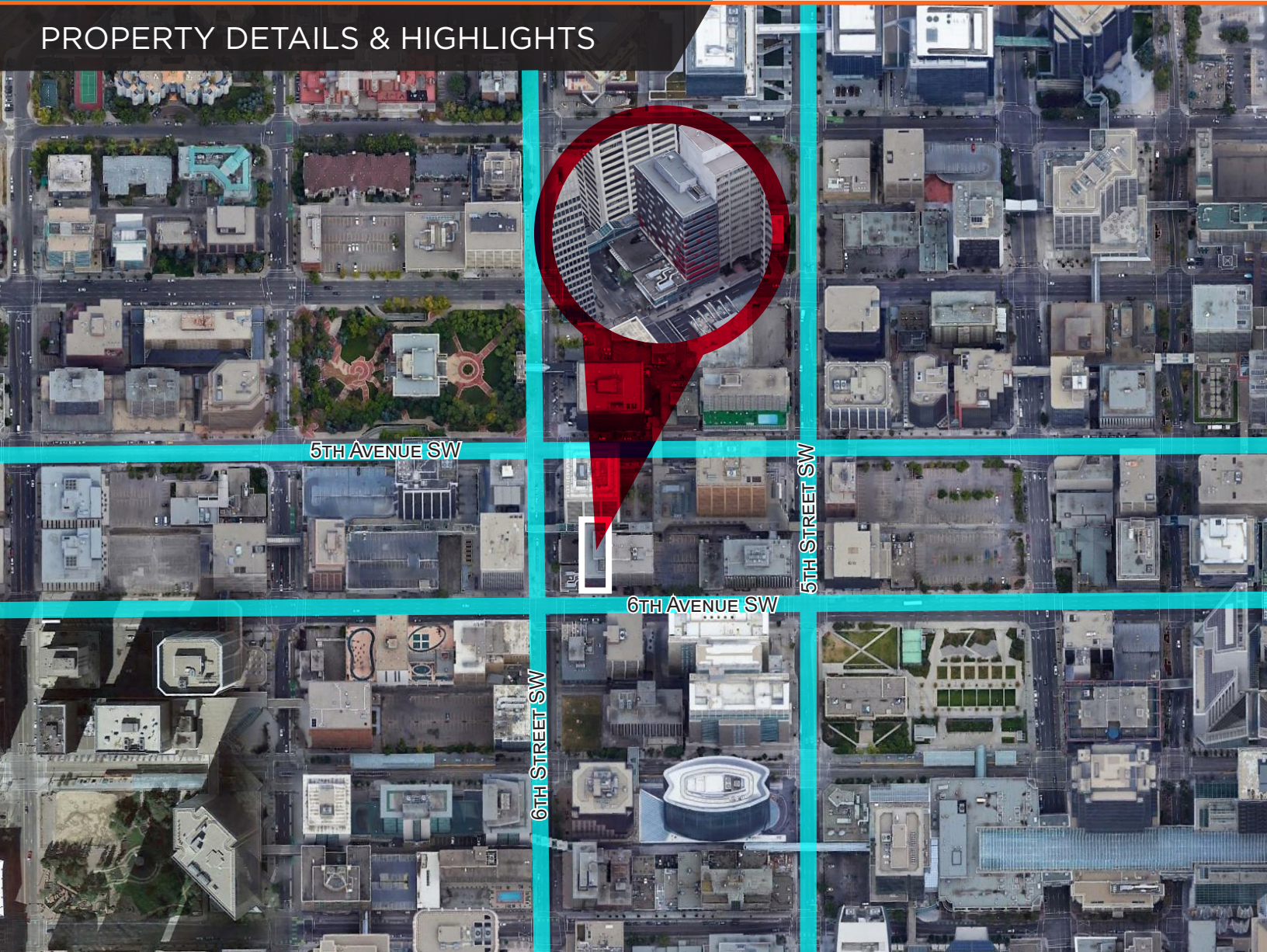
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PROPERTY DETAILS & HIGHLIGHTS



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 one 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.

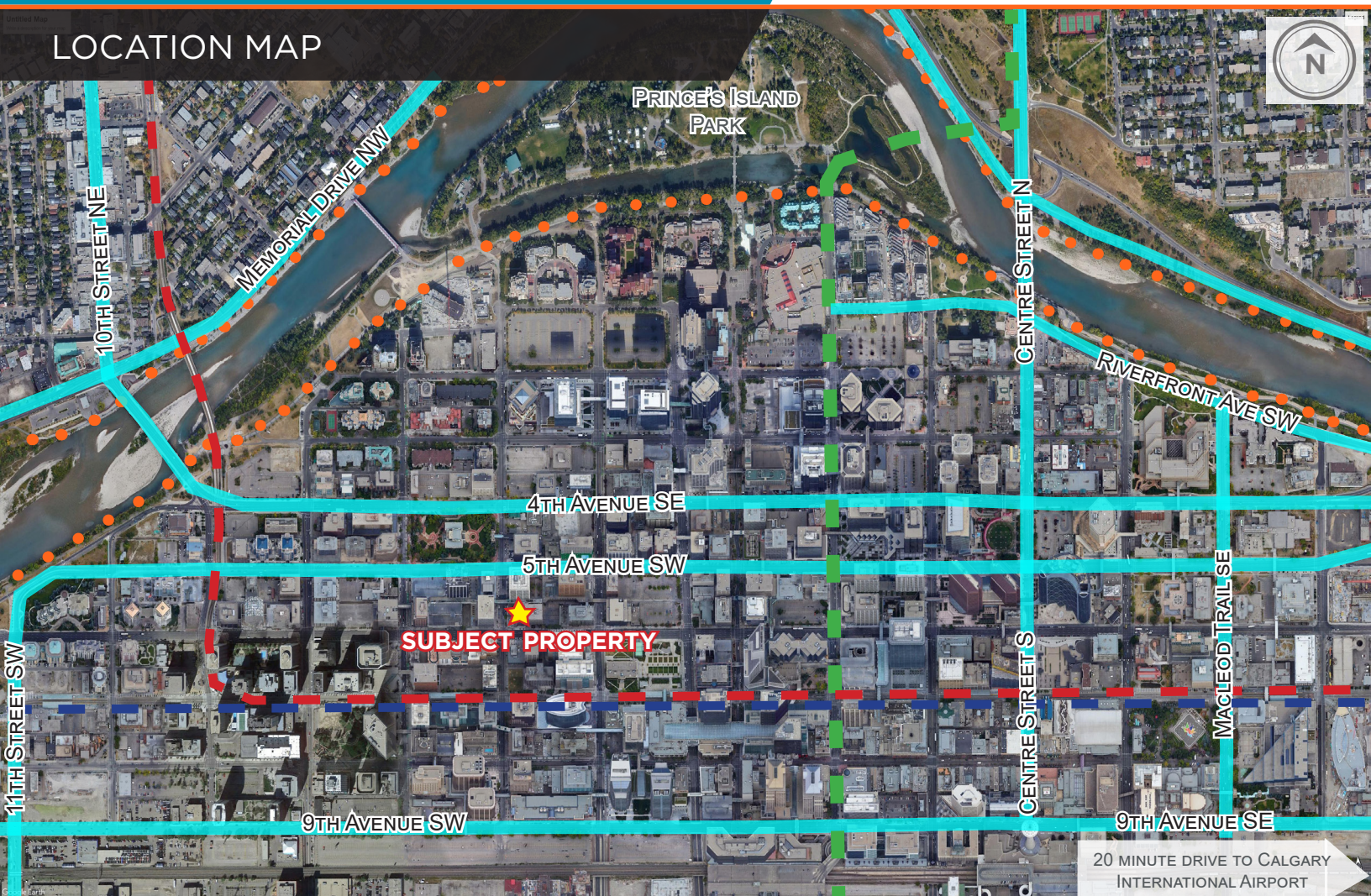
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CALGARY AB



LOCATION MAP



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.