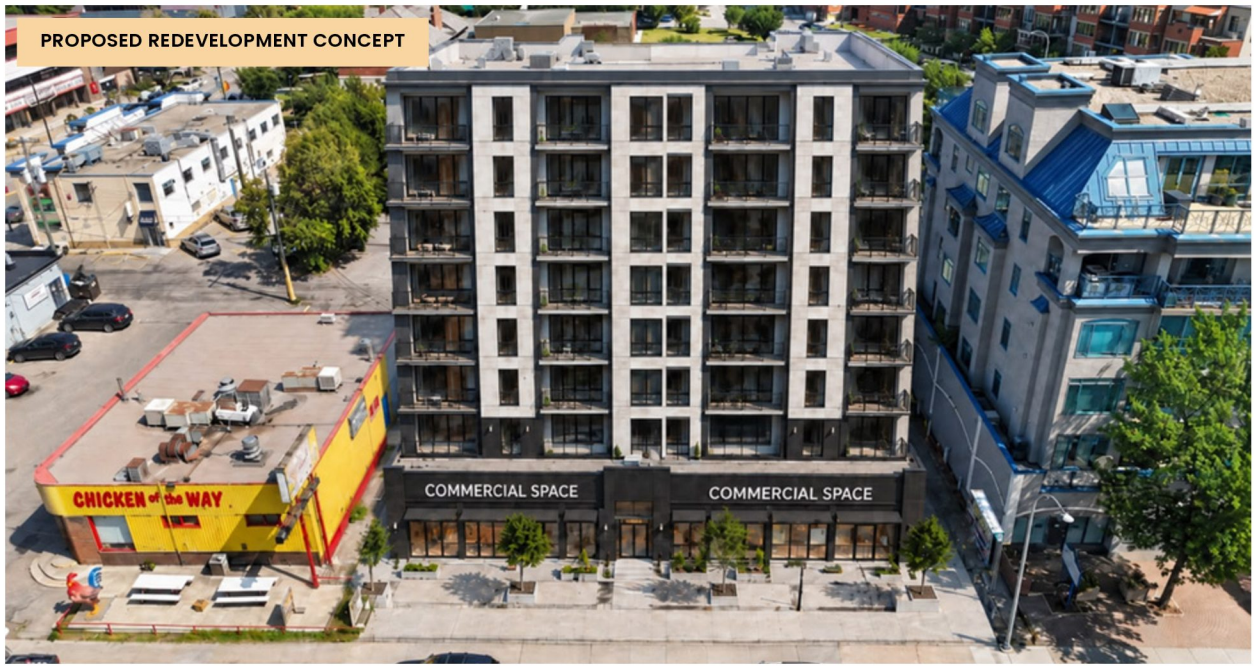
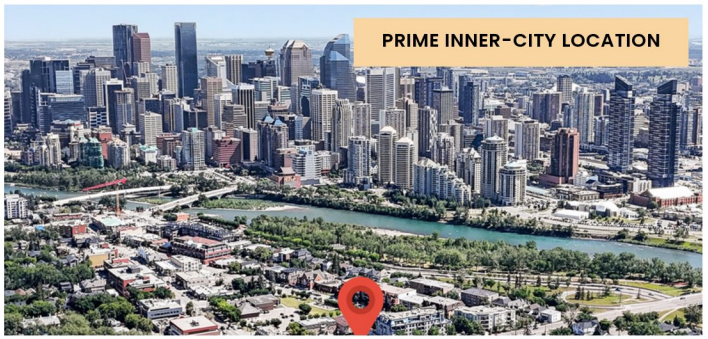
MUNAFA REALTY

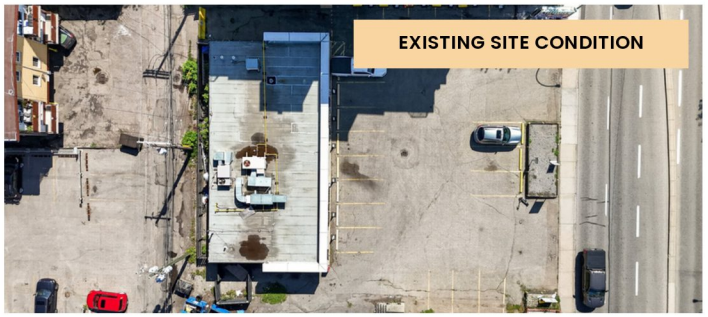
BROKERAGE BY: TREC THE REAL ESTATE COMPANY

INVEST | DEVELOP | BUILD VALUE

CALGARY REAL ESTATE OPPORTUNITIES







MIXED-USED REDEVELOPMENT OPPORTUNITY

6-STOREY MULTIFAMILY + GROUND-FLOOR COMMERCIAL POTENTIAL

20 14 STREET NW, CALGARY, AB

High-exposure inner-city site with current holding income from two leased commercial units and future redevelopment upside.

6 STORIES
MULTIFAMILY + COMMERCIAL POTENTIAL

14 STREET NW FRONTAGE

INTER-CITY CALGARY

2 LEASED COMMERCIAL UNITS

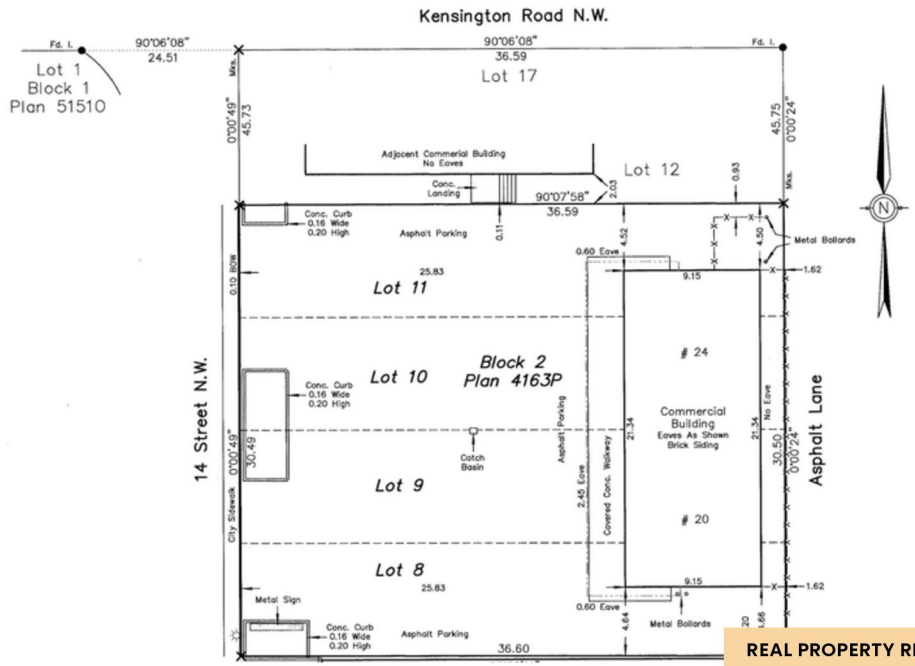
REDEVELOPMENT UPSIDE

PRICING	SITE AREA	ZONING / LAND USE	EXISTING BUILDING
AVAILABLE UPON REQUEST	~ 12,000 SF	C-CORE3	~2,100 SF

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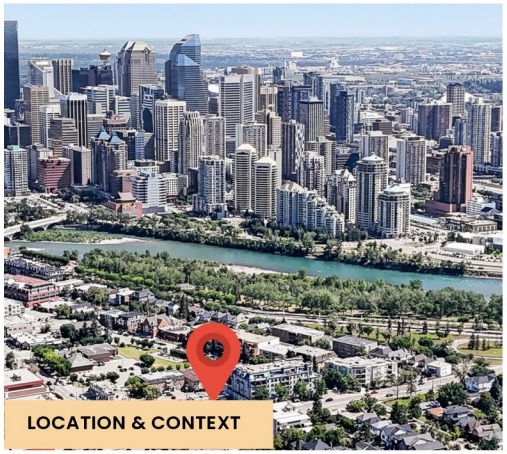
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REAL PROPERTY REPORT



SITE AERIAL VIEW FROM FRONT



LOCATION & CONTEXT

OPPORTUNITY OVERVIEW

DEVELOPMENT AT A GLANCE

Exceptional mixed-use redevelopment opportunity on 14 Street NW in Calgary's established inner city. Existing single-storey commercial improvement with 2 leased units provides current holding income while supporting future redevelopment potential for a 6-storey multifamily project with ground-floor commercial.

- 6-STOREY DEVELOPMENT POSTIONING
- MULTIFAMILY ABOVE COMMERCIAL
- PROMINENT 14 STREET NW FRONTAGE
- HOLDING INCOME DURING PLANNING

PROPERTY SUMMARY

ADDRESS	20 14 STREET NW, CALGARY, AB
LEGAL DESCRIPTION	LOTS 8-11, BLOCK 2, PLAN 4163P
PROPERTY TYPE	MIXED-USE REDEVELOPMENT OPPORTUNITY
CURRENT IMPROVEMENT	SINGLE-STOREY COMMERCIAL BUILDING
CURRENT TENANCY	2 LEASED COMMERCIAL UNITS
PRICING	AVAILABLE UPON REQUEST
SITE AREA	≈12,000 SF
FRONTAGE	≈100 FT ON 14 STREET NW
DEPTH	≈120 FT
EXISTING BUILDING	≈2,100 SF
PARKING	16 SURFACE STALLS*
REAR ACCESS	20 FT REAR LANE

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EXISTING IMPROVEMENT

HOLDING INCOME + SITE DETAILS

Income-producing single-storey commercial building with 2 leased units, providing immediate holding income while pursuing the future redevelopment opportunity.

"Current income-in-place may support a purchaser during the redevelopment planning horizon."

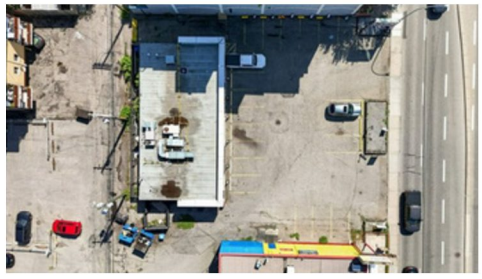
EXISTING SINGLE-STOREY COMMERCIAL IMPROVEMENT

TWO LEASED COMMERCIAL BAYS

ON-SITE SURFACE CUSTOMER PARKING

STRONG STREET EXPOSURE AND VISIBILITY





TENANT 1

THE FANCY BURGER

UNIT SIZE	975 SF
LEASE COMMENCEMENT	JUN 16, 2025
LEASE EXPIRY	JUN 15, 2030
LEASE STATUS	INCOME IN PLACE

TENANT 2

SPIRITS OF KENSINGTON LIQUOR

UNIT SIZE	1,125 SF
LEASE COMMENCEMENT	APR 1, 2025
LEASE EXPIRY	MAR 31, 2030
LEASE STATUS	INCOME IN PLACE

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LOCATION MAP & HOT SPOTS

KENSINGTON / INNER-CITY CALGARY CONTEXT



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LET'S DISCUSS THE OPPORTUNITY

Contact Satyam for pricing, property details or to arrange a viewing.



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