

// **4.00 Acres** High Visibility
Development Opportunity

FOR SALE

10700 – 17 Avenue SE, Calgary, AB



Jason Natale Vice President | Associate
Industrial Sales & Leasing
403.402.3129 | jnatale@cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



PROPERTY DETAILS

4.00 Acre high visibility development opportunity situated on the north side of 17th Avenue SE.

MU-2 (Mixed Use – Active Frontage) zoning allows for a diverse range of commercial uses.

Location provides street facing exposure (17th Avenue), 3 km to the town of Chestermere, 1 km to Chelsea, (residential community) and 3 km to Easthills Shopping Centre.

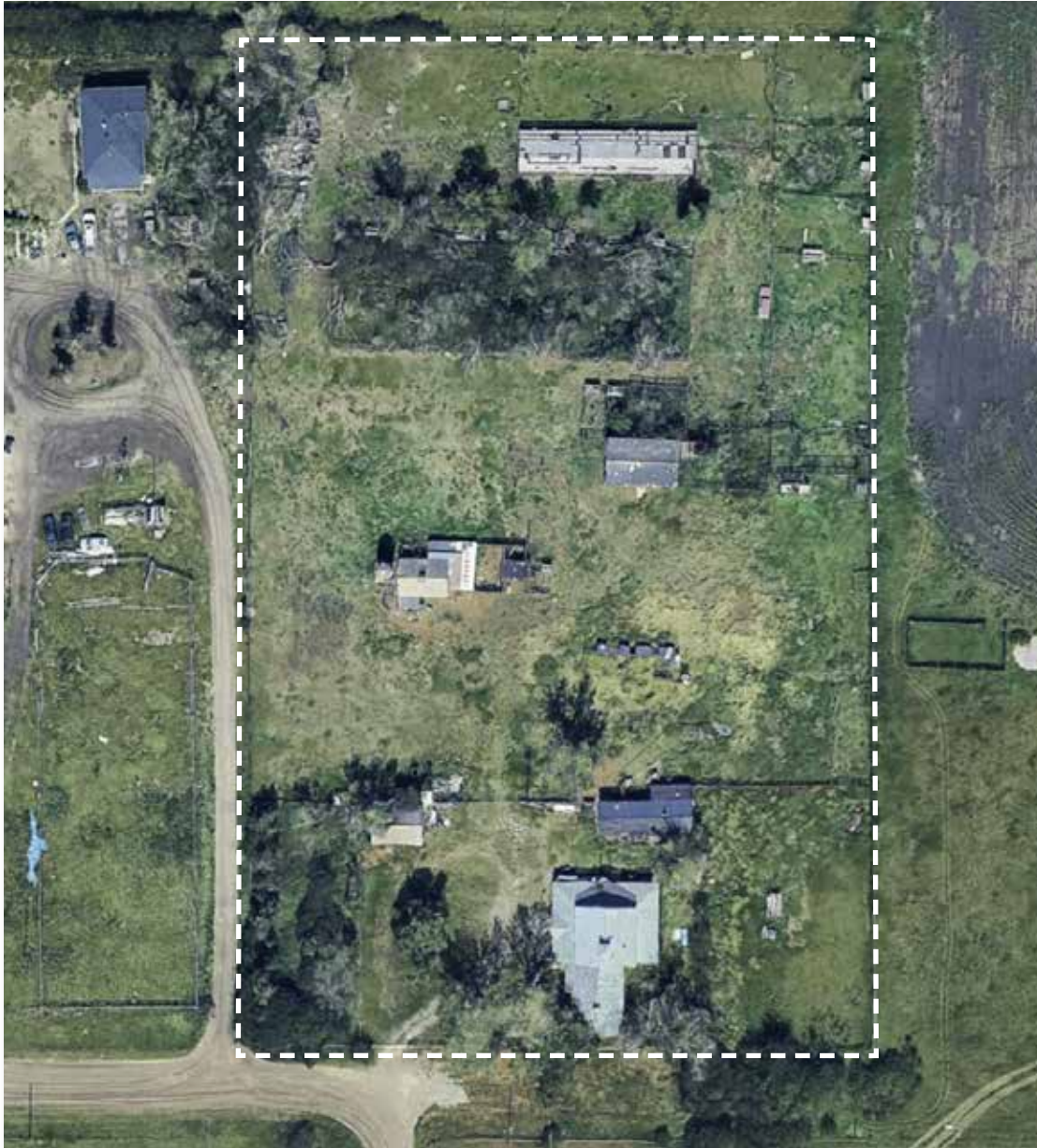
Land is being sold on an 'as is' basis; all chattels included.

PROPERTY OVERVIEW

Address:	10700 – 17 Ave SE, Calgary, AB
Zoning:	MU-2 (Mixed Use – Active Frontage)
District:	Twin Hills
Legal:	Plan 8111797, Block 1, Lot 1
Parcel Size:	4.00 Acres
Purchase Price:	\$1,900,000.00
Purchase Price Per Acre:	\$475,000.00
Availability:	Contact listing agent



PROPERTY PHOTOS



LOCATION

A prime rural location, minutes away from Chestermere and the residential community of Chelsea.
3 Km from Easthills Shopping Centre which offers Cineplex Cinemas, Walmart Superstore, Costco Wholesale and Costco Gas among other ammenities.



Drive Times:

Easthills Centre: 3 minutes

Calgary Int Airport: 21 minutes

Downtown Calgary : 31 minutes

Nearby Amenities

Easy accessibility to:



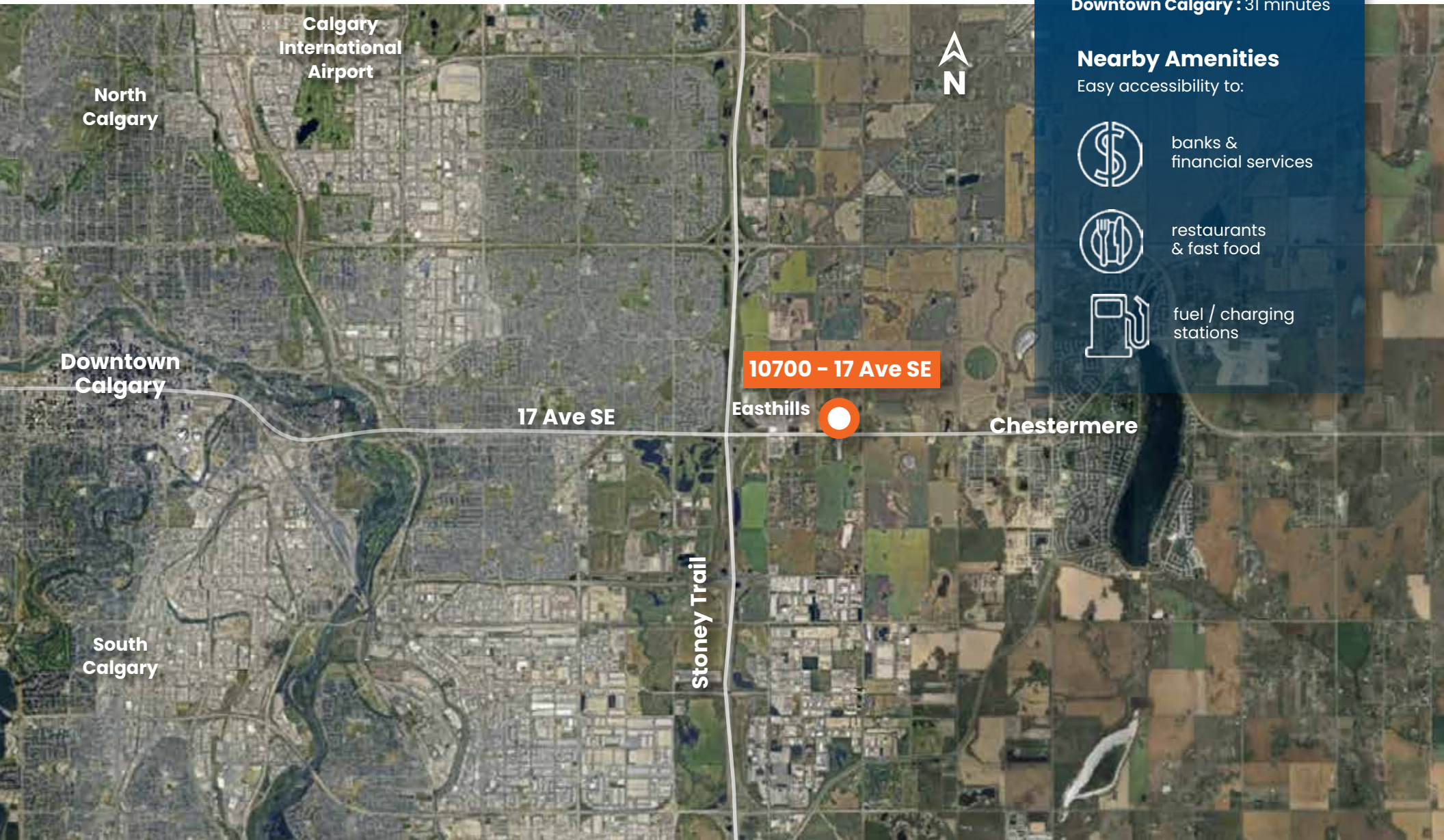
banks &
financial services



restaurants
& fast food



fuel / charging
stations



CONTACT



This communication is intended for general information only and not to be relied upon in any way. Consequently no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

Jason Natale Vice President | Associate
Industrial Sales & Leasing
403.402.3129 | jnatale@cdnglobal.com

736 6th Avenue SW, Suite 1010 Calgary, Alberta T2P 3T7 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors