






LAND FOR SALE/LEASE

PROPERTY	ASKING PRICE	LAND SIZE	SERVICING	COMMENTS	CONTACT
<b>11124 – 15 Street NE</b>  <b>Development Land</b>	\$4,500, 000	3.49 Acres	To property line	<ul style="list-style-type: none"> <li>Located along the west side of Deerfoot Trail just south of Country Hills Blvd.</li> <li>Excellent exposure with 646 feet of Deerfoot Trail frontage</li> <li>Services to property line, ready to develop</li> </ul>	<b>Julie Stefan</b>  <a href="#">Brochure</a>
<b>262247/51 RR12</b>  Rocky View County	\$1,450,000	20 acres +/-	Gas, electricity, 2 water wells, 3 phase power accessibility (tbv)	<ul style="list-style-type: none"> <li>Excellent <b>\$55,900 holding income</b> from the 2 houses on site;</li> <li>Property is located within the ASP adopted district in Balzac West/MD Rockyview;</li> <li>Great location; approx. 3 minutes to Hwy 2 intersection;</li> <li>Easy access to CrossIron Mills Shopping Centre, Century Downs Casino, and YYC International Airport;</li> <li>Prime future development land with great holding income in place;</li> </ul>	<b>Wing Tang</b>  <a href="#">Brochure</a>
<b>394061 – 168 St, Foothills County</b>  <b>MLS#A1145228</b>	For Lease \$7,500/mth plus utilities	5.7 acres c/w 5,054 sq. ft. Quonset		<ul style="list-style-type: none"> <li>Located on the west edge of Black Diamond on an “all season road”</li> <li>Partially insulated 5,040 sf Norseman fabric shelter (120’x42) with 16’x16’ SxS doors on either end</li> <li>New 10’ black powder coated fence with barbed wire surrounding, black Lego block retaining wall, new solar powered gate</li> <li>New crushed, recycled asphalt has been packed throughout the yard</li> </ul>	<b>Cheri Long</b>  <a href="#">Brochure</a>
<b>The Grasslands</b>  Beiseker, AB	Contact Agent for Pricing			<ul style="list-style-type: none"> <li>Rare opportunity to build affordable housing, only 45 minutes from Calgary</li> <li>Phase I: 14 fully serviced single family lots with paved road</li> <li>Phase II: 54 partially serviced single family lots with water, sanitary and storm</li> <li>Playground</li> <li>Growing community 30 minutes from Balzac Industrial</li> </ul>	<b>Cheri Long</b>  <a href="#">Brochure</a>
<b>Development Land Strathmore</b>  <b>MLS#A1130855</b>	\$6,999,000	226 Acres		<ul style="list-style-type: none"> <li>226 acre +/- parcel located on the west side of Strathmore.</li> <li>Optimum new zoning would be residential development similar to Wildflower ranch development.</li> <li>Currently zoned Agricultural land, this land was in an unadopted ASP “West Strathmore Conceptual Scheme”.</li> </ul>	<b>Cheri Long</b>  <a href="#">Brochure</a>

# November 2021 Land


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## LAND FOR SALE/LEASE

PROPERTY	ASKING PRICE	LAND SIZE	SERVICING	COMMENTS	CONTACT
<b>Development Land Strathmore</b>  <b>MLS#A1130853</b>	\$3,400,000	40 Acres		<ul style="list-style-type: none"> <li><b>PRICE REDUCED</b></li> <li>40 Acre parcel on the west side of Strathmore</li> <li>In an unadopted ASP “West Strathmore Conceptual Scheme” with Highway 1 frontage and residential along the north side</li> </ul>	<b>Cheri Long</b>  <a href="#">Brochure</a>

For further information, please contact:

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