

November 2021 Investment Properties






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Royal LePage Solutions – Commercial Division

#205, 264 Midpark Way SE

Calgary, AB T2X 1J6

INVESTMENT/DEVELOPMENT PROPERTY

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
Development Land Strathmore  MLS#1130855	226 Acres	Sale	\$6,999,000	<ul style="list-style-type: none"> 226 acre +/- parcel located on the west side of Strathmore. Optimum new zoning would be residential development similar to Wildflower ranch development. Currently zoned Agricultural land, this land was in an unadopted ASP "West Strathmore Conceptual Scheme". 	Cheri Long Brochure
Development Land Strathmore  MLS#A1130853	40 Acres	Sale	\$3,400,000	<ul style="list-style-type: none"> PRICE REDUCED 40 Acre parcel on the west side of Strathmore In an unadopted ASP "West Strathmore Conceptual Scheme" with Highway 1 frontage and residential along the north side 	Cheri Long Brochure
207 – 25th Ave SW  MLS#A1120453	3.2 Acres	Sale	\$5,000,000	<ul style="list-style-type: none"> Multi-family re-development site Located in the community of Mission Relationship with the Elbow River and mature trees throughout the area give the community a park-like feel Three local public parks and two schoolyards 3.2 acres of local open space There is potential to acquire another 2 sites with a total of 34,095 sq. ft. +/- 	Cheri Long Brochure
215 – 25 Ave SW 				<div style="text-align: center; font-size: 2em; color: red; font-weight: bold; opacity: 0.5;">COMING SOON</div> <ul style="list-style-type: none"> Multi-family re-development site Located in the community of Mission Relationship with the Elbow River and mature trees throughout the area give the community a park-like feel Three local public parks and two schoolyards 	Cheri Long
41070 Cook Road  MD of Rocky View	7 Bays Total Size: 19,710 sf +/- Per Bay: 2,850 sq. ft. Main: 2,250 sq. ft. Mezzanine: * 660 sq. ft. *(6 bays only)	Sale	\$2,850,000	<ul style="list-style-type: none"> Energy efficient building with in-floor heating Steel frame structure 22' clear ceiling 14' x 16' Drive in door per bay Located just off Big Hill Springs Road (Hwy 567), less than 10 minutes to Cochrane with Gas Station and other amenities nearby. 	Julie Stefan Brochure

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201 – 38 Avenue NE 	Total Size: 14,592 sq. ft. Main Floor: 7,296 sq. ft. Second Floor: 7,296 sq. ft.	Sale	\$2,490,000 (\$166/sq. ft.)	<ul style="list-style-type: none"> 2 Storey office building located in Greenview Industrial Park between Edmonton Trail and Centre Street Close proximity to bus services, eateries, downtown Parking includes heated underground, above ground and street parking Professional tenants in place Ideal for owner/user 	Julie Stefan Brochure
Terreno Lands 	15 Acres +/-	Sale	\$1,000,000 Ca	<ul style="list-style-type: none"> FURTHER PRICE REDUCTION OF \$500,000 15 acres +/- Pacific Ocean beach front Re-development land Close to Isla Navidad Resort & Golf Course, marina and condo villa dev. The property would make a fantastic family compound Previous Development Permit and Building Permit in place in 2010 that can be re-instated by the Buyer 20 minutes north of Manzanillo International Airport Alberta company owned and an unused tax write off 	Cheri Long Brochure

For further information, please contact:

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