

# January 2022 Investment Properties





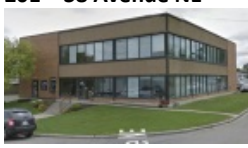
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Royal LePage Solutions – Commercial Division

#205, 264 Midpark Way SE

Calgary, AB T2X 1J6

## INVESTMENT/DEVELOPMENT PROPERTY

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
<b>Development Land Strathmore</b>  <b>MLS#1130855</b>	226 Acres	Sale	\$6,999,000	<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>
<b>Development Land Strathmore</b>  <b>MLS#A1130853</b>	40 Acres	Sale	\$3,400,000	<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>
<b>215 – 25 Ave SW</b> 	10,823 sq. ft. +/-	Sale	\$4,990,000	<ul style="list-style-type: none"> <li>Re-development site for multi-family</li> <li>Located in the community of Mission</li> <li>Relationship with the Elbow River and mature trees throughout the area give the community a park-like feel</li> <li>Three local public parks and two schoolyards</li> </ul>	<b>Cheri Long</b>  <a href="#">Brochure</a>
<b>41070 Cook Road</b>  <b>MD of Rocky View</b>	<b>7 Bays</b> <b>Total Size:</b> 19,710 sf +/-  <b>Per Bay:</b> 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"> <li>Energy efficient building with in-floor heating</li> <li>Steel frame structure</li> <li>22' clear ceiling</li> <li>14' x 16' Drive in door per bay</li> <li>Located just off Big Hill Springs Road (Hwy 567), less than 10 minutes to Cochrane with Gas Station and other amenities nearby.</li> </ul>	<b>Julie Stefan</b>  <a href="#">Brochure</a>
<b>201 – 38 Avenue NE</b> 	<b>Total Size:</b> 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"> <li>2 Storey office building located in Greenview Industrial Park between Edmonton Trail and Centre Street</li> <li>Close proximity to bus services, eateries, downtown</li> <li>Parking includes heated underground, above ground and street parking</li> <li>Professional tenants in place</li> <li>Ideal for owner/user</li> </ul>	<b>Julie Stefan</b>  <a href="#">Brochure</a>

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<b>Terreno Lands</b>  Near Barra de Navidad, Mexico	15 Acres +/-	Sale	\$1,000,000 Ca	<ul style="list-style-type: none"> <li><b>FURTHER PRICE REDUCTION OF \$500,000</b></li> <li>15 acres +/- Pacific Ocean beach front Re-development land</li> <li>Close to Isla Navidad Resort &amp; Golf Course, marina and condo villa dev.</li> <li>The property would make a fantastic family compound</li> <li>Previous Development Permit and Building Permit in place in 2010 that can be re-instated by the Buyer</li> <li>20 minutes north of Manzanillo International Airport</li> <li>Alberta company owned and an unused tax write off</li> </ul>	<b>Cheri Long</b>  <a href="#">Brochure</a>

For further information, please contact:

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