







January 2022 Land

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Royal LePage Solutions – Commercial Division
 #205, 264 Midpark Way SE
 Calgary, AB T2X 1J6

LAND FOR SALE/LEASE


PROPERTY	ASKING PRICE	LAND SIZE	SERVICING	COMMENTS	CONTACT
11124 – 15 Street NE  Development Land	\$3,900,000	3.49 Acres	To property line	<ul style="list-style-type: none"> • PRICE REDUCED • Located along the west side of Deerfoot Trail just south of Country Hills Blvd. • Excellent exposure with 646 feet of Deerfoot Trail frontage • Services to property line, ready to develop 	Julie Stefan Brochure
262247/51 RR12  Rocky View County	\$1, 450,000 	20 acres +/-	Gas, electricity, 2 water wells, 3 phase power accessibility (tbv)	<ul style="list-style-type: none"> • Excellent \$55,900 holding income from the 2 houses on site; • Property is located within the ASP adopted district in Balzac West/MD Rockyview; • Great location; approx. 3 minutes to Hwy 2 intersection; • Easy access to CrossIron Mills Shopping Centre, Century Downs Casino, and YYC International Airport; • Prime future development land with great holding income in place; 	Wing Tang Brochure
394061 – 168 St, Foothills County  MLS#A1145228	For Lease \$7,500/mth plus utilities	5.7 acres c/w 5,054 sq. ft. Quonset		<ul style="list-style-type: none"> • Located on the west edge of Black Diamond on an “all season road” • Partially insulated 5,040 sf Norseman fabric shelter (120’x42) with 16’x16’ SxS doors on either end • New 10’ black powder coated fence with barbed wire surrounding, black Lego block retaining wall, new solar powered gate • New crushed, recycled asphalt has been packed throughout the yard 	Cheri Long Brochure
The Grasslands, Beiseker, AB  MLS#A1162277	\$1,300,000			<ul style="list-style-type: none"> • Rare opportunity to build affordable housing, only 45 minutes from Calgary • Phase I: 14 fully serviced single family lots with paved road • Phase II: 54 partially serviced single family lots with water, sanitary and storm • Playground • Growing community 30 minutes from Balzac Industrial 	Cheri Long Brochure
Development Land Strathmore  MLS#A1130855	\$6,999,000	226 Acres		<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

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Development Land Strathmore  MLS#A1130853	\$3,400,000	40 Acres		<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

For further information, please contact:

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