





INVESTMENT/REDEVELOPMENT PROPERTY

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
650 – 1 Ave NE  MLS#A2113138	6-Plex SOLD	Sale	\$1,075,000	<ul style="list-style-type: none"> Great location in community of Bridgeland 6 – one bedroom units 6 stall parking Oversized double heated garage 	Cheri Long Brochure
Terreno Lands  Near Barra de Navidad, Mexico	15 Acres +/-	Sale	\$2,275,000 Ca	<ul style="list-style-type: none"> 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 	Cheri Long Brochure

INDUSTRIAL PROPERTY FOR LEASE/SALE

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	PRICE/ UNIT	COMMENTS	CONTACT
631 – 37 Ave NE 	Total Size: 2,000 sf C/L	Lease	Market Op Costs: \$6.50/sf		<ul style="list-style-type: none"> Located in Greenview Industrial Park Bay has been built out for full commercial kitchen 6 burner gas stove, hood fan and dishwasher 3 Phase 220 Amp power Front private office, front loading area, 1 washroom Paved front and yard area 6 common parking stalls in front 	Cheri Long Brochure

LAND FOR SALE





PROPERTY	ASKING PRICE	LAND SIZE	SERVICING	COMMENTS	CONTACT
13433 – 15 Street NE  MLS#A2085531	\$1,625,000	3.14 Acres		<ul style="list-style-type: none"> Great long-term holding property 3.14 Acres located west of Deerfoot Trail with excellent exposure to Stoney Trail Located in the Revised Stoney Industrial Area Structure Plan Zoned S-FUD 2 Taxes: \$4,327.53 (2023) 	Cheri Long Brochure

Cheri Long Listings

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LAND FOR SALE

PROPERTY	ASKING PRICE	LAND SIZE	SERVICING	COMMENTS	CONTACT
 <p>5111 12 Highway W MLS#A2090616 Coronation, AB</p>	\$348,888	4.7 Acres		<ul style="list-style-type: none">• Undeveloped commercial land along Hwy 12 West within the Town of Coronation• Zoned HWY-C with excellent exposure along Hwy 1 & Hwy 872• Approximately 2 hours to Red Deer• Discretionary uses could be a car wash, hotel/motel, automotive repair services, auto body shop, restaurant and self-storage- facility	Cheri Long Brochure Agent View
 <p>23, 32580 RR11 Rural Mountain View MLS#A2090829</p>	\$349,800	2.82 Acres	Fully serviced	<ul style="list-style-type: none">• 2.82 Acres in Netook Business Park at Hwy 2 north and Hwy 27 west• Located just east of Olds, AB in Mountain View County with great exposure, visible from both highways• Zoned I-BP (Business Park Zoning)	Cheri Long Brochure
 <p>Plan 1610352 Block 1 Lot 3 County of Rocky View MLS#A2073750</p>	\$1,275,000	50.85 Acres	To lot line	<ul style="list-style-type: none">• Lot 3 - 50.85 acre parcel for sale• Lot 1 (50.83 acres) and Lot 2 (50.85 acres) are also available• Located in County of Rocky View just south of Big Hill Springs Road west of Airdrie, and south on Symons Valley Road. Lots are on the west side of the road.• West facing with great access to both Calgary and Airdrie• Paved road access• Zoned AG, suitable for small hobby farm	Cheri Long Brochure
 <p>Development Land Strathmore MLS#A2061726</p>	\$2,500,000	40 Acres		<ul style="list-style-type: none">• 40 Acre parcel on the west side of Strathmore• In an unadopted ASP “West Strathmore Conceptual Scheme” with Highway frontage and residential along the north side• There have been 3 recent announcements since 2022 with new industries moving into the area	Cheri Long Brochure

For further information, please contact:

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