





PROPERTY	SIZE	SALE/LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
<i>Industrial Property For Lease / Sale</i>					
2013 20 Ave, Nanton	2,640q.ft.	LEASE	\$2000/month gross lease (+GST)	<ul style="list-style-type: none"> <li>· Arupti asinctem et officil magniminus et as et mod ute vendae expelecto quis aliqui dellor sitaepe rionsedi am vene cupicipsus nemped eum facipit, officabor aniat maio iur arunt aceaqua sitat.</li> <li>· Ovid et dolupta voluptaque nobis molupta discipsam de delestio. Ro mo omnis est, sus aut estrum es adi aut volupis dusti samustiam quia dolluptae nonsed que omnihiciae eate perest, cum vent de inciunt qui dolupie ntempor porenienecus</li> </ul>	Cheri Long
					
MLS#A2281087					

PROPERTY	ASKING PRICE	LAND SIZE	SERVICING	COMMENTS	CONTACT
<i>Land for Sale</i>					
520 – 8 Street, Claresholm AB	\$1,500,000	60 Acres	Close to property	<ul style="list-style-type: none"> <li>· Located in the Municipal District of Willow Creek in the Rocky Mountain Foothills, 1 hour south of Calgary on Highway #2</li> <li>· Claresholm is located on the Canamex Corridor, a 6,000 km trade corrido between western Canada, the US and Mexico</li> <li>· Claresholm is a thriving town with a population of 4,127 (2024) in farming and ranching country &amp; an active participant in the RNIP Program</li> <li>· The Town of Claresholm is very cooperative and prompt with approvals</li> <li>· Services close to property</li> </ul>	Cheri Long
					
MLS#A2256899					
11333 – 84 Street NE	\$2,000,000	3.53 Acres		<ul style="list-style-type: none"> <li>· 3.53 Acres industrial land located in Shepard Industrial Park</li> <li>· Partially fenced</li> <li>· Flat, fully graveled with excellent drainage</li> <li>· A small office trailer, in need of some TLC, is located at the front of the yard</li> <li>· Zoned S-Fud</li> <li>· Taxes: \$26,390.64 (2024)</li> <li>· Great access to Stoney Trail, Glenmore Trail and 114 Avenue SE</li> </ul>	Cheri Long
					
MLS#A2186620					

PROPERTY	ASKING PRICE	LAND SIZE	SERVICING	COMMENTS	CONTACT
<i>Land for Sale</i>					
5111 12 Highway W, Coronation  MLS#A2090616	<b>LEASE</b> \$348,888	4.7 Acres		<ul style="list-style-type: none"> <li>Undeveloped commercial land along Hwy 12 West within the Town of Coronation</li> <li>Zoned HWY-C with excellent exposure along Hwy 1 &amp; Hwy 872</li> <li>Approximately 2 hours to Red Deer</li> <li>Discretionary uses could be a car wash, hotel/motel, automotive repair services, auto body shop, restaurant and self-storage- facility</li> </ul>	Cheri Long 
Plan 1610352 Blk 1 Lot 3, Rocky  MLS#A2185723	\$1,271,250	50.85 Acres	To lot line	<ul style="list-style-type: none"> <li>Lot 3 - 50.85 acre parcel for sale</li> <li>Lot 2 (50.85 Acres) also for sale</li> <li>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.</li> <li>West facing with great access to both Calgary and Airdrie</li> <li>Paved road access</li> <li>Zoned AG, suitable for small hobby farm</li> </ul>	Cheri Long 