





| PROPERTY   | SIZE   | SALE/LEASE  | TOTAL ASKING PRICE  | COMMENTS   | CONTACT  |
|--|--|-------------|---------------------|--|--|
| <i>Investment Property</i>   |  |             |                     |  |  |
| <b>18 Hole Golf Course</b><br><br>Rocky View County | 18 hole golf course & residential development on 315 +/- Acres | <b>SALE</b> | <b>\$30,000,000</b> | <ul style="list-style-type: none"> <li>· Challenging 18 hole championship links style golf course located east of Stony Trail on Country Hills Boulevard</li> <li>· The residential development Conceptual Scheme would include serviced residential lots in accordance with the guiding principles of the community</li> <li>· The Conceptual Scheme Plan Area consists of approximately 315.26 acres of land which encompasses golf course, irrigation canal, agricultural &amp; country residential lands within and surrounding the golf course</li> </ul> | Grace Yan<br> |

| PROPERTY   | SIZE  | ASKING PRICE                        | PROPERTY TAXES | COMMENTS  | CONTACT  |
|--|---|-------------------------------------|----------------|---|--|
| <i>Retail Space for Sale</i>   |   |                                     |                |   |  |
| <b>246 Nolan Ridge Cr. NW</b><br> | Unit 125 – 1,334 sf<br>Unit 135 – 1,382 sf<br>Unit 140 – 1,643 sf | \$698,880<br>\$733,888<br>\$824,888 | <b>TBD</b>     | <ul style="list-style-type: none"> <li>· Commercial retail space located in the thriving northwest community of Nolan Hill</li> <li>· Modern architecture and versatile layout in a prime location</li> <li>· Own or lease this prime real estate in Nolan Ridge</li> </ul> | Grace Yan<br> |

For further information, please contact:

**Grace Yan**

Associate

Royal LePage® Solutions Commercial Division

(403) 660-6778

[grace@topglobalrealestate.com](mailto:grace@topglobalrealestate.com)