

Julie Stefan Listings


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Royal LePage Solutions – Commercial Division


#205, 264 Midpark Way SE

Calgary, AB T2X 1J6


LAND FOR SALE

PROPERTY	ASKING PRICE	LAND SIZE	SERVICING	COMMENTS	CONTACT
<b>11124 – 15 Street NE</b>  MLS#A2084759	\$3,900,000	3.49 Acres	To property line	<ul style="list-style-type: none"> <li>3.49 Acres development land</li> <li>Located along the west side of Deerfoot Trail, just south of Country Hills Blvd</li> <li>Excellent exposure with 646 feet of Deerfoot Trail Frontage</li> <li>Services to property line</li> <li>Zoned S-FUD</li> <li>Property taxes \$13,275.04 (2023)</li> </ul>	Julie Stefan  <a href="#">Brochure</a>

RETAIL SPACE FOR SALE

PROPERTY	SIZE	ASKING PRICE	PROPERTY TAXES	COMMENTS	CONTACT
<b>#220, 225, 230, 235</b> <b>180 Legacy Main St. SE</b>  MLS#2128209	5,387 sq. ft.	\$3,316,800	\$75,252 (2024)  Op Costs: \$22.84/sq. ft.	Judicial Sale of Property Comprised of 4 retail units with a total area of 5,387 SF The retail centre is located in the community of Legacy Surrounded by residential condos, townhouses & single family homes The retail centre has 36 retail units in five buildings, Zoning at the centre allows for a broad mix of commercial uses, with retail being the highest and best use	Julie Stefan  <a href="#">Brochure</a>

INVESTMENT PROPERTY FOR SALE

PROPERTY	SIZE	SALE	TOTAL ASKING PRICE	COMMENTS	CONTACT
<b>41070 Cook Road</b> 	<b>7 Bays</b> <b>Total Size:19,710 sq. ft. +/-</b> <b>Per Bay: 2,850 sq. ft.</b> Main: 2,250 sq. ft. Mezzanine: * 660 sq. ft. *(6 bays only)	Sale	\$3,500,000	<ul style="list-style-type: none"> <li>Energy efficient building with in-floor heating, steel frame structure</li> <li>22' clear ceiling; 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> <li>7% RETURN; Guaranteed rent for 24 months</li> <li>Tour premises with accepted offer</li> </ul>	Julie Stefan  <a href="#">Brochure</a>

For further information, please contact:

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Associate

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