

February 2024 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 |
|--|--------------|-------------|----------------|---|--|
| <p>13433 – 15 St NE</p>  <p>MLS#A2085531</p> | \$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) | <p>Cheri Long</p> <p>Brochure</p> |
| <p>5111 12 Highway W</p>  <p>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 • | <p>Cheri Long</p> <p>Brochure</p> <p>Agent View</p> |
| <p>23, 32580 RR11</p>  <p>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) | <p>Cheri Long</p> <p>Brochure</p> |
| <p>Plan 1610352 Block 1 Lot 3</p>  <p>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 | <p>Cheri Long</p> <p>Brochure</p> |

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| <p>11124 – 15 Street NE</p>  <p>MLS#A2084759</p> | \$3,900,000 | 3.49 Acres | To property line | <ul style="list-style-type: none"> 3.49 Acres development land 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 Zoned S-FUD Property taxes \$13,275.04 (2023) | <p>Julie Stefan</p> <p>Brochure</p> |
| <p>Development Land Strathmore</p>  <p>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 | <p>Cheri Long</p> <p>Brochure</p> |
| <p>Terreno Lands</p>  <p>Near Barra de Navidad, Mexico</p> | \$2,275,000 CA | Sale | 15 Acres +/- | <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 | <p>Cheri Long</p> <p>Brochure</p> |

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