






July 2024 Land

www.royallepagecommercial.com

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
Development Land Strathmore 	\$7,999,000 New	226 acres		<ul style="list-style-type: none"> • 226 acre +/- parcel located on the west side of Strathmore. • Optimum new zoning would be residential development similar to Wildflower ranch development. • Currently zoned Agricultural land, this land was in an unadopted ASP "West Strathmore Conceptual Scheme". 	Cheri Long Brochure
259 Mayland Place NE 	\$1,090,000	.75 Acres	Contact Agent	<ul style="list-style-type: none"> • .75 Acre development site ideal for owner/user • Build-to-Suit up to 20,000 SF building • Excellent access to Barlow Trail, Deerfoot Trail, Memorial Drive and Highway 1 • Minutes away from shopping centres, major big box retailers and restaurants • Bus stop adjacent to the building with the Barlow LRT just 3 minutes away • Site has over \$100,000 in site improvements 	Julie Stefan Brochure
450888 Hwy 2, Foothills 	\$5,800,000	57.98 Acres		<ul style="list-style-type: none"> • 57.98 acres industrial land zoned General Industrial; wide range on industrial uses • 2600 + ft frontage on Highway # 2A located in the Foothills County • High profile parcel on 2A corridor with daily average traffic count of +/-8,553 • Located between Okotoks and High River with growing population base and large work force • Close proximity to major transportation routes Hwy 2, & 2A, with potential rail service from CPR line adjacent to site 	Barry Harvey Agent View
13433 – 15 St NE 	\$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 • Lot has been staked, cleaned out • Taxes: \$4,327.53 (2023) 	Cheri Long Brochure
1025 Centre St E, High River 	\$299,000	862 sq. meters		<ul style="list-style-type: none"> • Vacant land in prime location on Centre Street in High River • Zoned CBD allows a wide range of commercial/retail uses • Located on a major street surrounded by successful retail businesses 	Barry Harvey Agent View

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 <p>5111 12 Highway W MLS#A2090616 Coronation, AB</p>	\$348,888	4.7Acres		<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>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 	<p>Cheri Long</p> <p>Brochure</p>
 <p>11124 – 15 Street NE 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 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 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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