



**HUGE PRICE REDUCTION**

**FOR SALE | LAND**

**NAI Advent**

Commercial Real Estate Services, Worldwide.

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**COMMERCIAL DEVELOPMENT LAND**

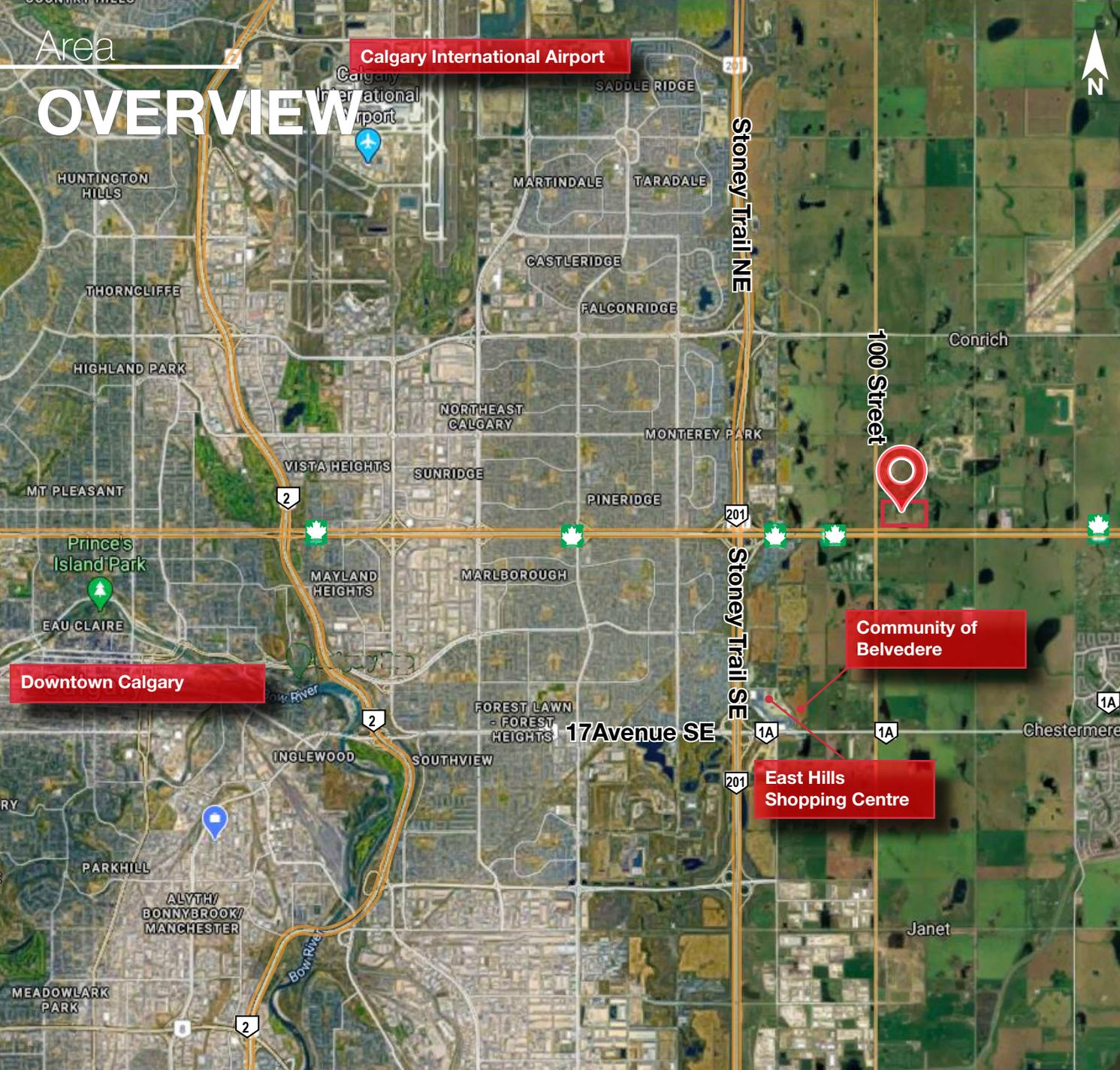
**Excellent Exposure & Prime Location**

**HWY 1 & 100 Street - Just East of Calgary City Limits**

FOR SALE | LAND

Area

# OVERVIEW



## Location:

At the junction of  
Trans-Canada HWY 1  
and 100 Street  
Amazing Exposure with  
½ mile front on HWY 1

## Traffic Counts:

30,880 VPD on HWY 1  
2,370 VPD on 100 St

## Land Size:

67.9 ± Acres

## Current Zoning:

A-GEN  
Agricultural, General District.

## Proposed Zoning: ASP

Highway Business/  
Commercial, Highway District

## Water & Sewer

At property line

## Legal Description

3,4 SW-29-24-28-W04M

## List Price:

\$9,500,000  
\$139,911.63 / Acre

For Detailed information please contact:

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# HIGHLIGHTS

## LOCATION

- Located in the developing area just east of Calgary City limits. Property is within the Conrich Area Structure Plan
- Amazing Exposure with 1/2 mile front on Trans-Canada HWY 1 and easy accessed through a controlled intersection on Hwy1 and 100 Street.
- Subject property is part of a growing and thriving commercial and residential community with close proximity to various existing and future developments. As a result of its unique geography and access to major transportations systems, the area is poised to become a flagship Mixed Use location serving local and regional needs.
- Close proximity to community of Belvedere - destined to become one of Calgary's most sought after communities.



## DRIVING TIMES AND DISTANCES

<b>Calgary City Limits</b>	<b>1 min</b>	<b>1.6 km</b>
<b>Calgary City Centre</b>	<b>16 min</b>	<b>15 km</b>
<b>Stoney Trail NE</b>	<b>2 min</b>	<b>2 km</b>
<b>Calgary Airport</b>	<b>13 min</b>	<b>16 km</b>
<b>Chestermere, AB</b>	<b>5 min</b>	<b>5.6 km</b>
<b>Balzac, AB</b>	<b>21 min</b>	<b>27 km</b>

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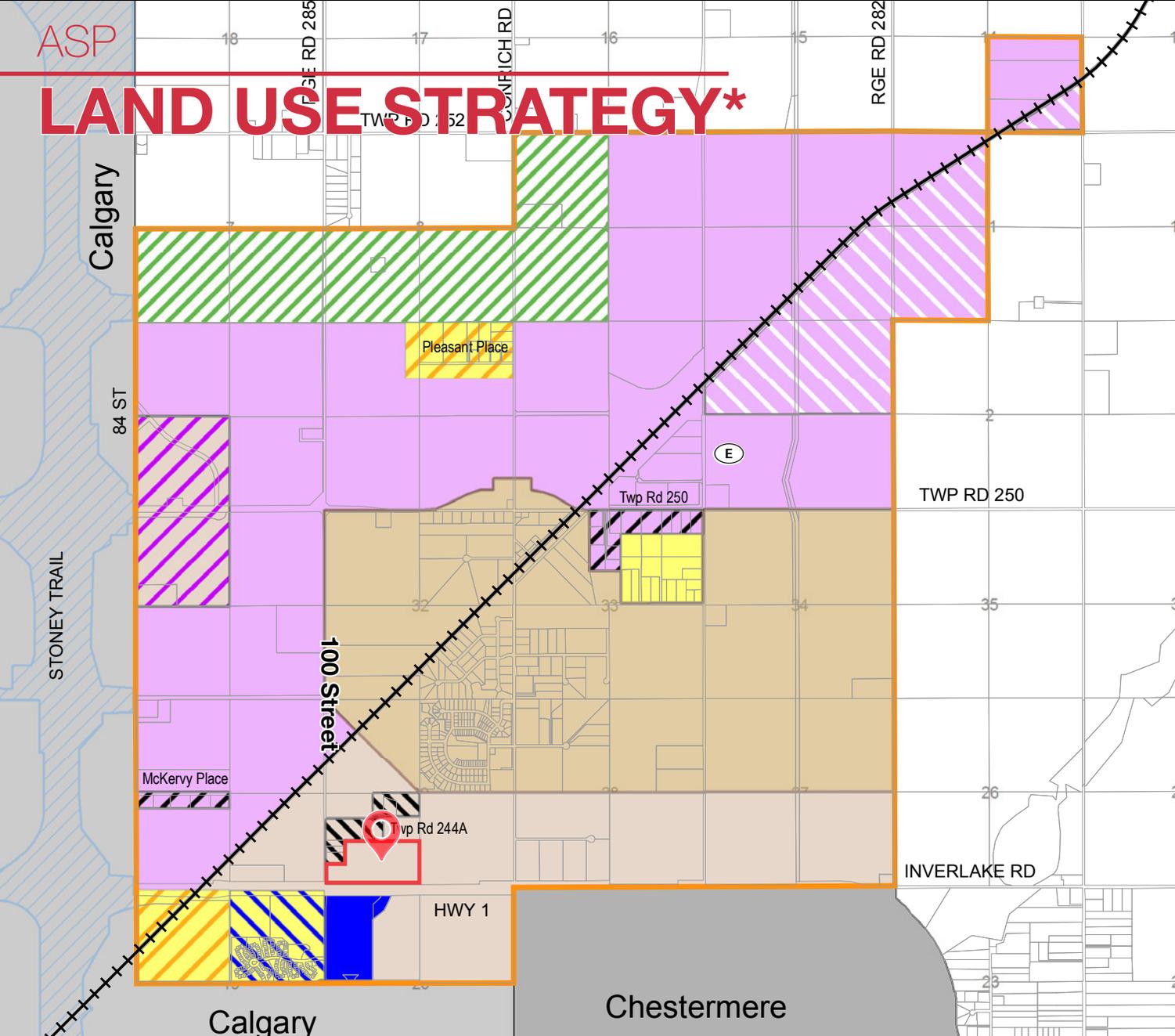
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# LAND USE STRATEGY\*



- ASP Boundary
- Future Policy Area
- Residential-Form to be determined
- Country Residential
- Institutional/Residential
- Institutional
- Industrial
- Heavy Industrial
- Industrial Transition
- Highway Business Transition
- Highway Business
- Highway Business/Industrial
- Long Term Development Area
- Emergency Services
- Transportation and Utility Corridor
- CN Railway

0 0.25 0.5 1 1.5 2 Km

\*Source: Conrich Area Structure Plan - Dated December 2018 and amended July, 2020.  
 This map is conceptual in nature. No measurements or area calculations should be taken from this map.  
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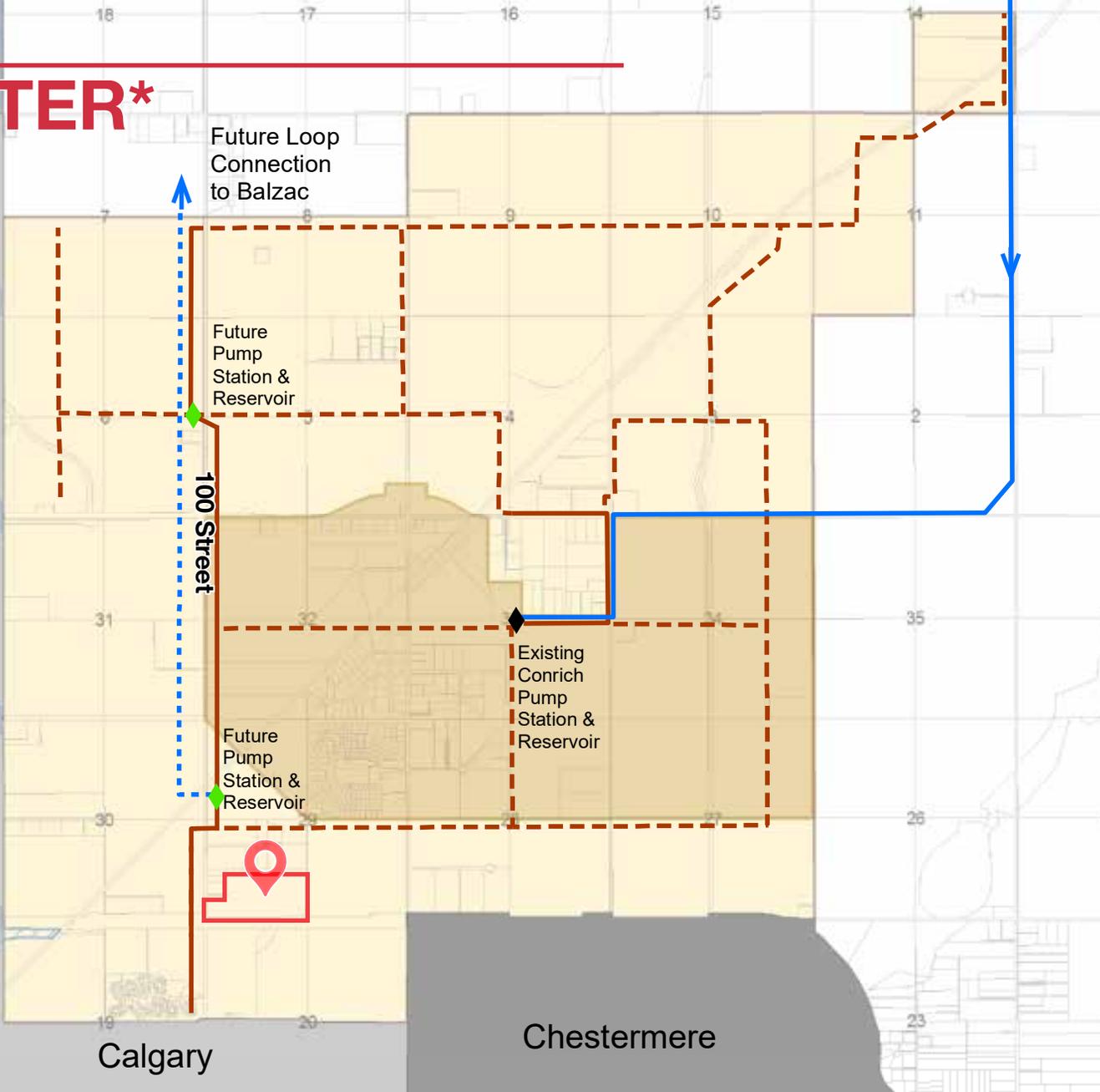
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# WATER\*

Calgary



Calgary

Chestermere

- ASP Area
- Future Policy Area
- Pump Station & Reservoir**
- Existing
- Future
- Transmission Main**
- Existing
- Future
- Feeder Main**
- Existing
- Future

Location of servicing infrastructures and improvements subject to changes and reviews based on final land use scenario for the "Future Policy Area"



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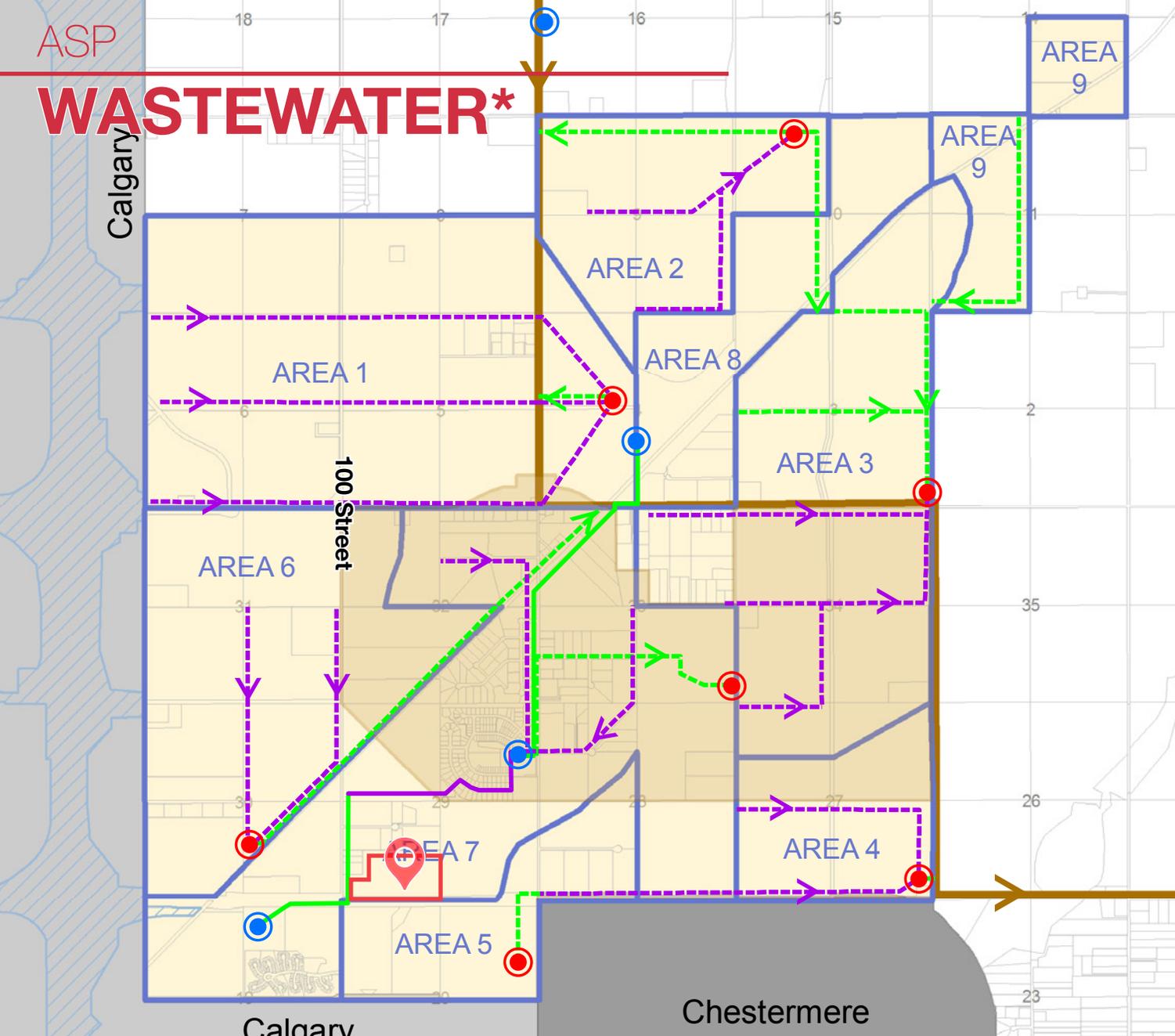
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# WASTEWATER\*



- ASP Area
- Future Policy Area
- Sanitary Catchment
- Lift Station-Existing
- Lift Station-Proposed
- Transmission Main
- Gravity Main**
- Existing
- Proposed
- Forcemain**
- Existing
- Proposed
- Transportation and Utility Corridor

Location of servicing infrastructures and improvements subject to changes and reviews based on final land use scenario for the 'Future Policy Area'



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