

FOR SALE - 40 +/- Acres

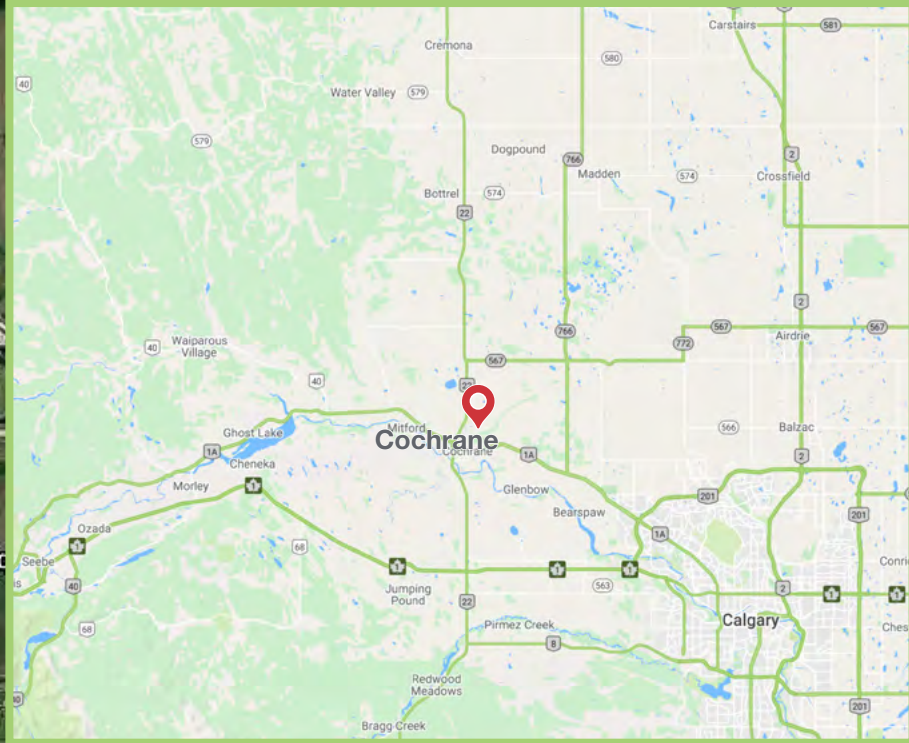
Residential Development Land

Cochrane, Alberta

**PRICE REDUCED**



**SUBJECT PROPERTY**



# Sunset Ridge - Phase 3

The Hub Cafe & Wine

Pika Adventures Inc. & The Pika Bed...

Cochrane Massage Therapy by Jenny...

Sunset Ridge Landed

Going Mutz in Sunset Ridge

Excel Homes - Sunset Ridge Sales Centre

Unique Shirts

**V.T.B. AVAILABLE**

3633 8 Street SE  
Calgary, Alberta T2G 3A5  
+1 403 984 9800  
[naiadvent.com](http://naiadvent.com)



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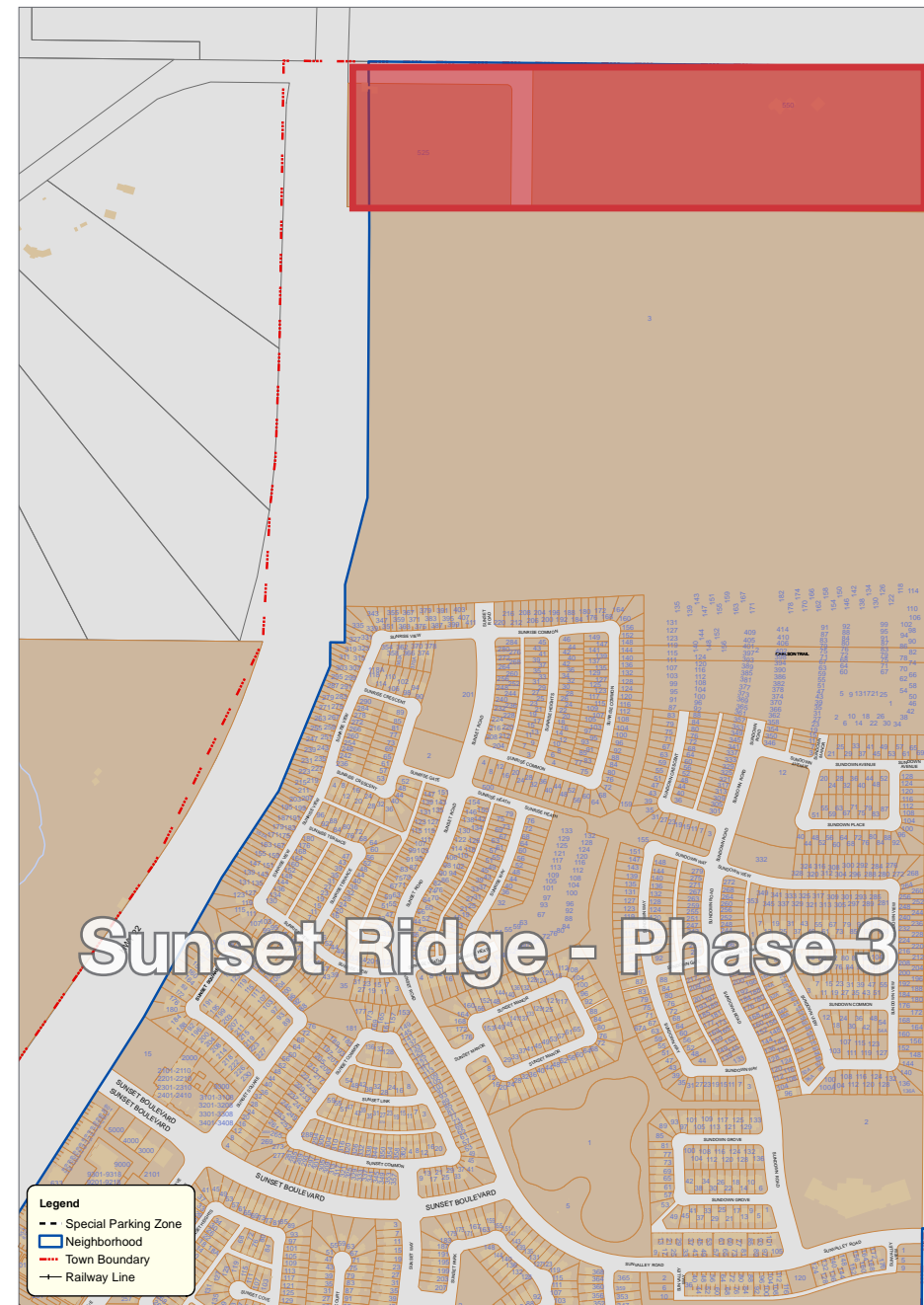
The

# OPPORTUNITY

- Future Development Land located in Cochrane Town Limits
- OUTSTANDING MOUNTAIN VIEWS
- Land slopes gently from East to West
- Located within Town Limits
- Excellent Location adjacent to Sunset Ridge – Phase 3
- New Highway 22 Access from this Property is approved.
- Significant Rental Income, until Development commences.
- Cochrane had a population of 34,724 in 2022, the 14th highest in the province. The population of Cochrane increased 4.04% year-over-year, and increased 22.7% in the last five years. Cochrane is the 6th fastest growing municipality in the province.
- Sunset Ridge current population - 5,620

Legal Description	<b>Plan 1364LK, Block 1</b>
Lot Size:	<b>40 +/- Acres</b>
Current Zoning:	<b>UH - Urban Holdings</b>
Sale Price:	<b>\$8,000,000 \$6,800,000 (Price Reduced)</b>

**V.T.B. (vendor take-back mortgage) available**



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# Residential Development Land Cochrane, Alberta

About

## COCHRANE, AB

The town is located 18 km west of the Calgary city limits along Highway 1A. Cochrane is one of the fastest growing communities in Canada, and with a population of 29,277 in 2019, it is among the largest towns in Alberta.

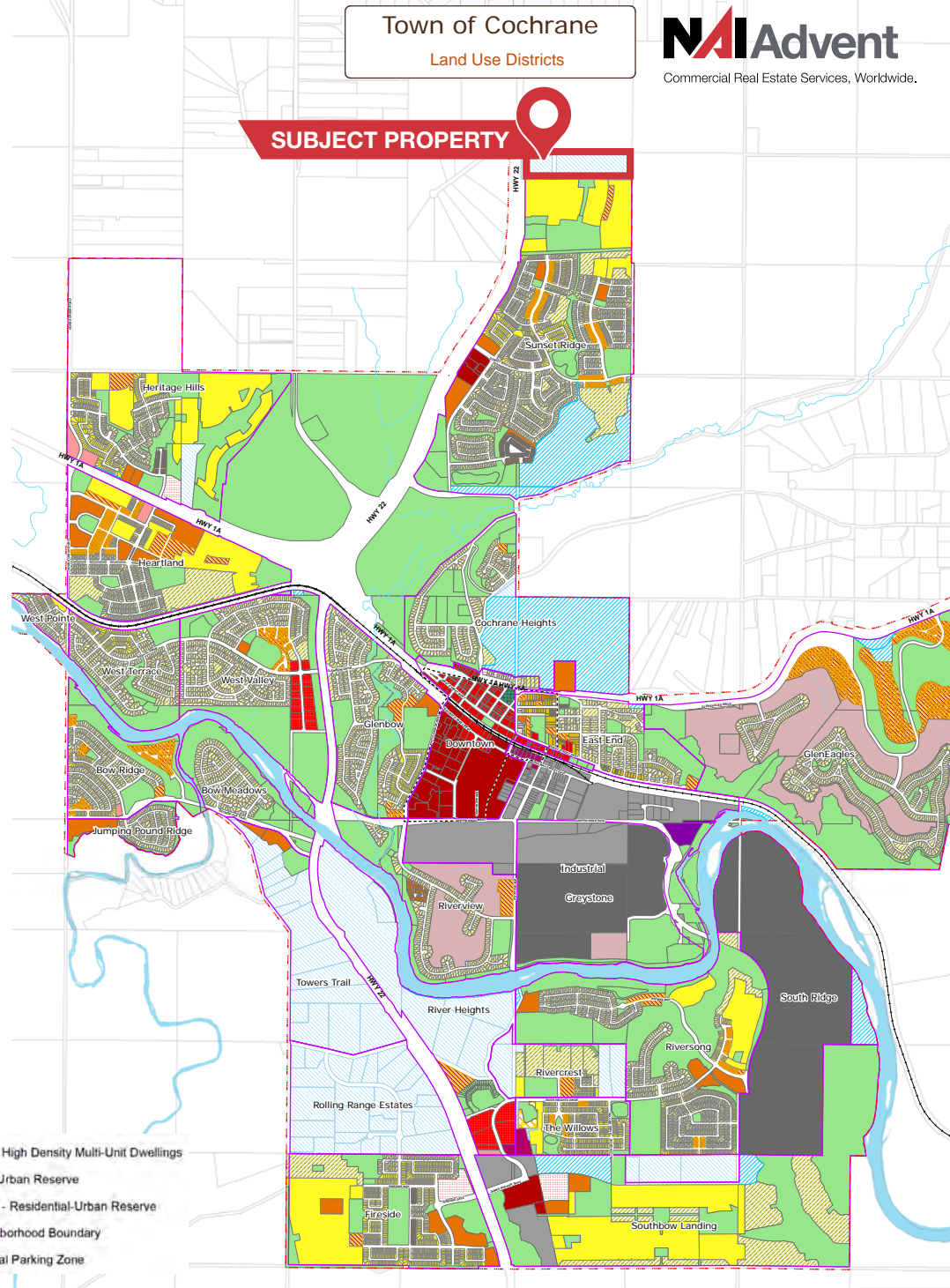
Cochrane's Business Development supports community economic growth through business attraction, retention programs, expansion and entrepreneur support. They attract economic investment to support and expand the existing business community with a vision to create a vibrant, thriving and complete economy, where a wide variety of employment and business opportunities draw local, national and international talent, business and investors.

From the unique western architecture of Cochrane buildings, to the one-of-a-kind landscape that surrounds the valley, Cochrane offer many exciting activities and vibrant places to explore in and around town.

Town of Cochrane  
Land Use Districts

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Commercial Real Estate Services, Worldwide.

**SUBJECT PROPERTY**



- |  |                                |  |   |
|--|--------------------------------|--|---|
| C-R - Commercial-Residential Mixed Use | GE - Gravel Extraction         | R-2 - Single and Two-Dwelling              | R-M - High Density Multi-Unit Dwellings |
| C-REC - Recreational Commercial        | M-1 - General Industrial       | R-2X - Medium Density Multi-Unit Dwellings | UR - Urban Reserve                      |
| C-S - Service Commercial               | M-BP - Business Park           | R-3 - Multi-Unit Dwellings                 | UR-R - Residential-Urban Reserve        |
| C-SC - Shopping Center                 | PS - Public Service            | R-4 - Residential Mid-Rise & Multi-Unit    | Neighborhood Boundary                   |
| DH - Downtown Heritage District        | R-1 - Single Detached Dwelling | R-CL - Cluster Residential                 | Special Parking Zone                    |

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For detailed information please contact :  
**Jamie Coulter - Vice President/Partner**  
403-835-1535 | [jcoulter@naiadvent.com](mailto:jcoulter@naiadvent.com)





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About

# COCHRANE, AB

## Town Demographics

<b>Population:</b>	29,277
<b>Trading Area:</b>	1,000,000+
<b>Average Household Income:</b>	\$138,100
<b>Median Age:</b>	36 years
<b>Number of Businesses:</b>	3,260
<b>Top Sectors:</b>	Petroleum, Aerospace, Technology & Manufacturing
<b>Total Households:</b>	9,959 units
<b>Average House Price:</b>	\$465,460
<b>Residential Vacancy Rate:</b>	2.4%

### Distance to:

- Calgary city limits: 22 kilometers
- Calgary downtown: 35 kilometers
- Calgary International Airport: 40 kilometers
- Banff: 110 kilometers



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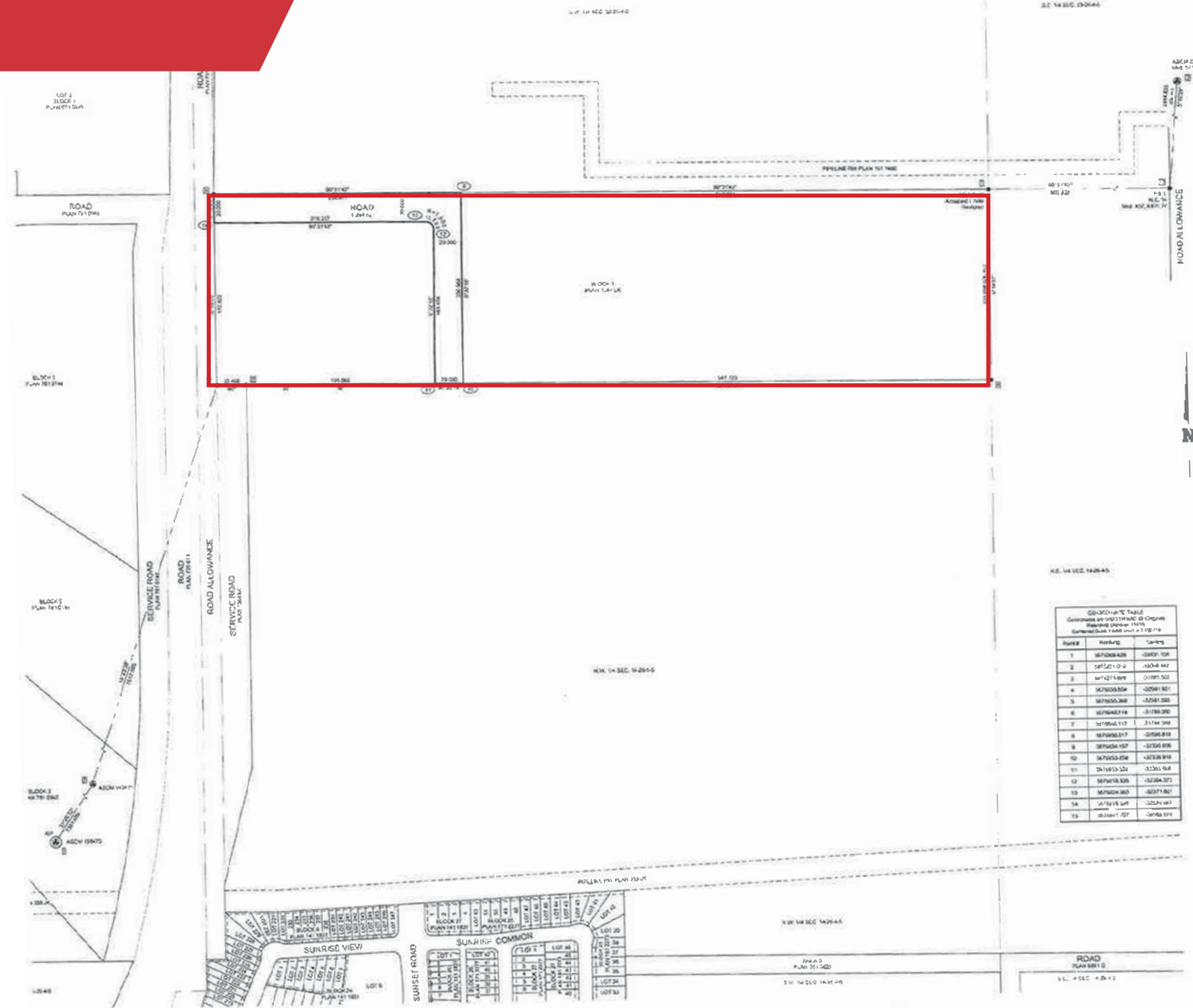
**Jamie Coulter - Vice President/Partner**

**403-835-1535 | [jcoulter@naiadvent.com](mailto:jcoulter@naiadvent.com)**



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**Cochrane, Alberta**

Site  
**PLAN**



**CO-ORDINATE TABLE**  
 Coordinates of 100' SQUARE Grid Corners  
 Relative to the 1984 NAD 83 Datum  
 (Easting in Feet and Northing in Feet)

Point	Northing	Easting
1	107208.428	10807.108
2	107217.172	10808.847
3	107225.916	10810.585
4	107234.660	10812.323
5	107243.404	10814.061
6	107252.148	10815.799
7	107260.892	10817.537
8	107269.636	10819.275
9	107278.380	10821.013
10	107287.124	10822.751
11	107295.868	10824.489
12	107304.612	10826.227
13	107313.356	10827.965
14	107322.100	10829.703
15	107330.844	10831.441





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South West View





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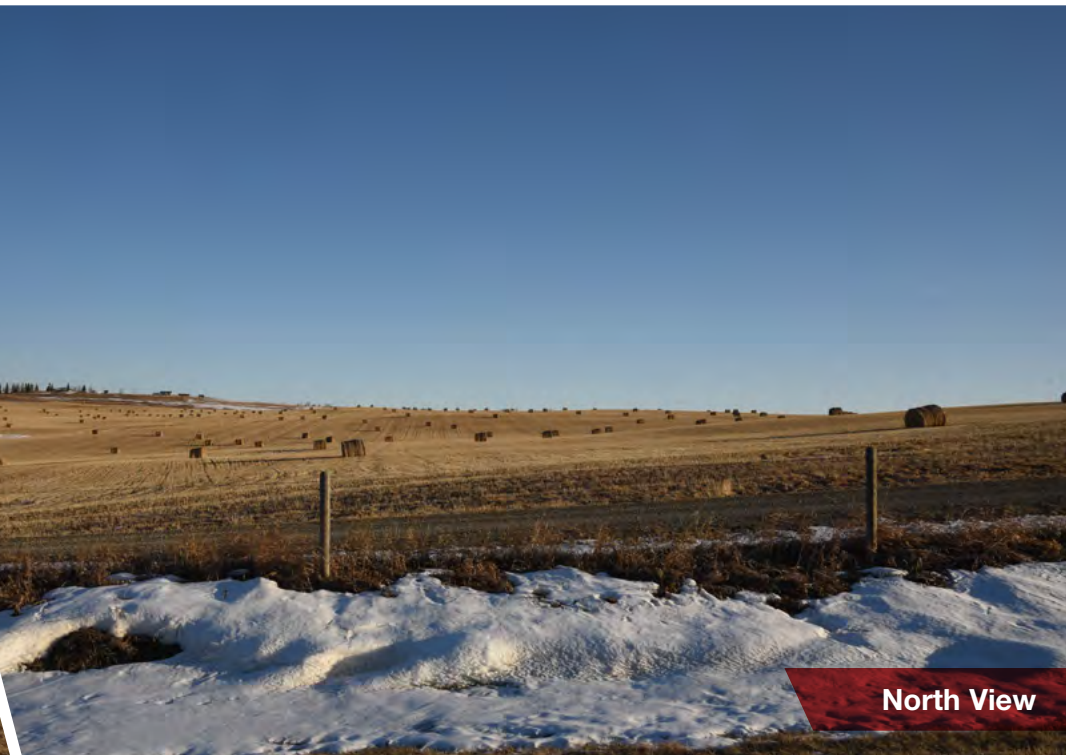
**East View**



**West View**



**South View**



**North View**





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