

// **4.00 Acres** High Visibility
Development Opportunity

FOR SALE
10700 – 17 Avenue SE, Calgary, AB



Jason Natale Vice President | Associate
Industrial Sales & Leasing
403.402.3129 | jnatale@cdnglobal.com

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PROPERTY HIGHLIGHTS



PROPERTY DETAILS

4.00 Acre high visibility development opportunity situated on the north side of 17th Avenue SE.

MU-2 (Mixed Use – Active Frontage) zoning allows for a diverse range of commercial uses.

Location provides street facing exposure (17th Avenue), 3 km to the town of Chestermere, 1 km to Chelsea, (residential community) and 3 km to Easthills Shopping Centre.

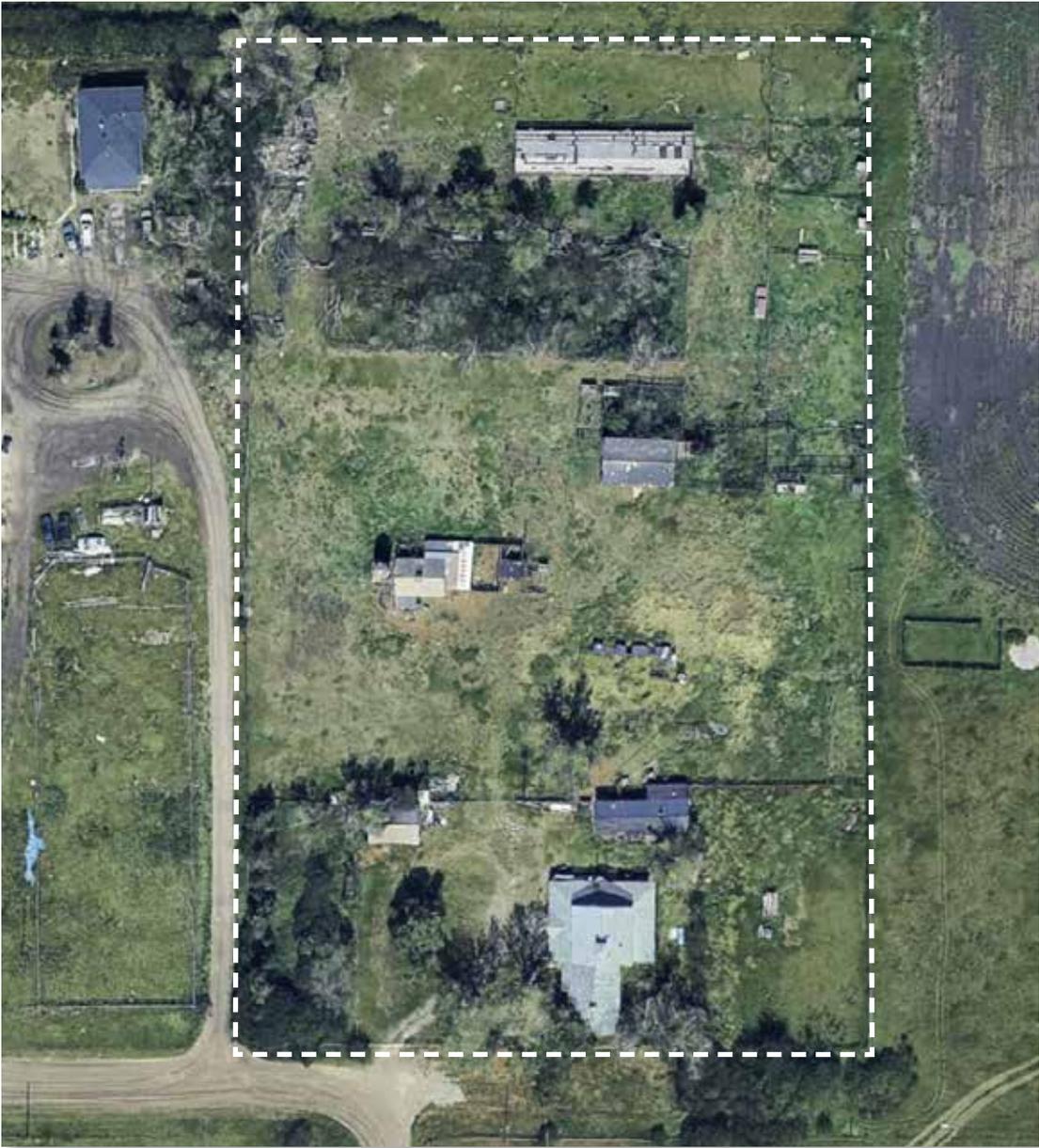
Land is being sold on an 'as is' basis; all chattels included.

PROPERTY OVERVIEW

Address:	10700 – 17 Ave SE, Calgary, AB
Zoning:	MU-2 (Mixed Use – Active Frontage)
District:	Twin Hills
Legal:	Plan 8111797, Block 1, Lot 1
Parcel Size:	4.00 Acres
Purchase Price:	\$1,900,000.00
Purchase Price Per Acre:	\$475,000.00
Availability:	Contact listing agent

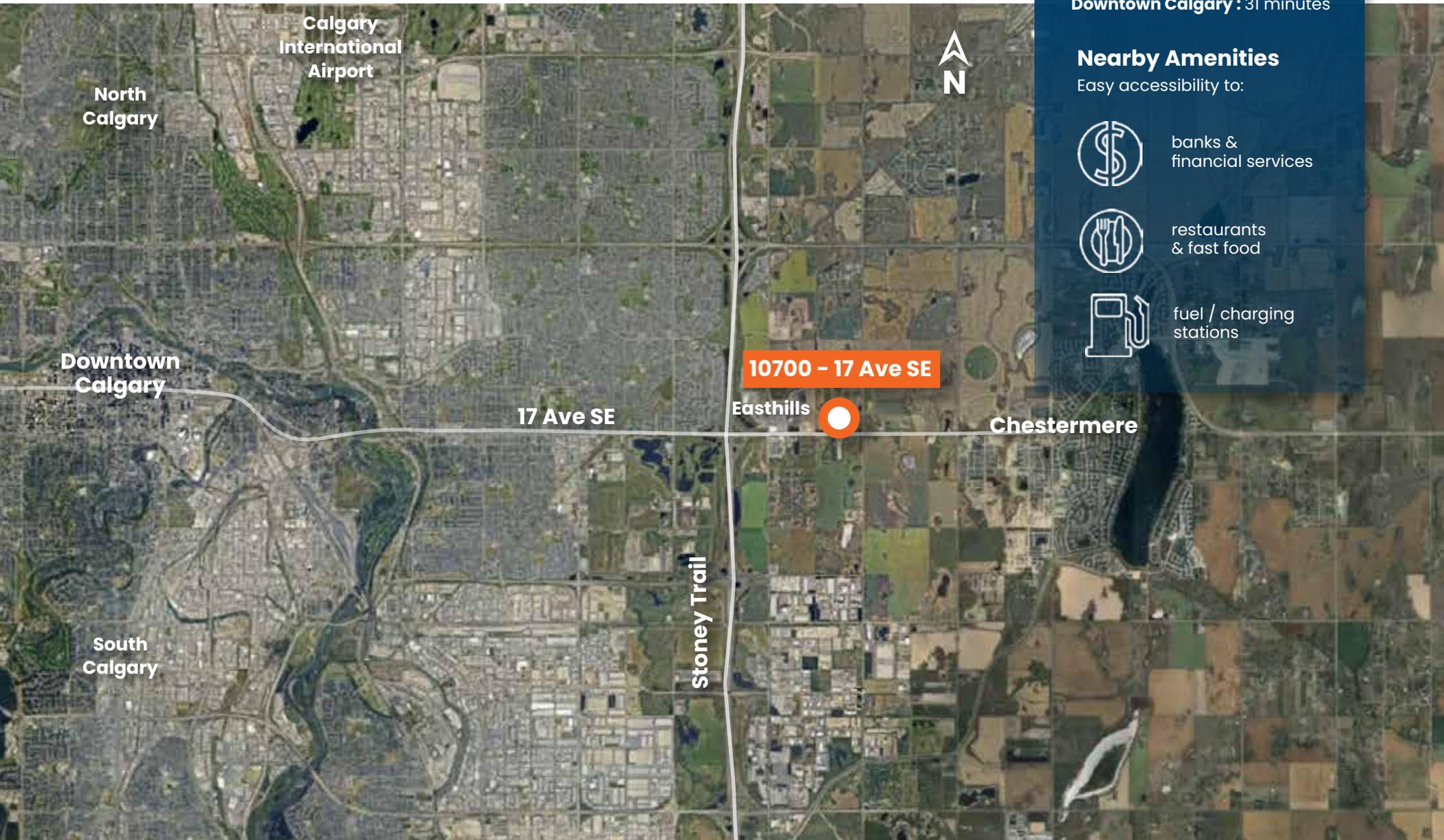


PROPERTY PHOTOS



LOCATION

A prime rural location, minutes away from Chestermere and the residential community of Chelsea.
3 Km from Easthills Shopping Centre which offers Cineplex Cinemas, Walmart Superstore, Costco Wholesale and Costco Gas among other ammenities.



Drive Times:

Easthills Centre: 3 minutes

Calgary Int Airport: 21 minutes

Downtown Calgary : 31 minutes

Nearby Amenities

Easy accessibility to:



banks &
financial services



restaurants
& fast food



fuel / charging
stations

CONTACT



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736 6th Avenue SW, Suite 1010 Calgary, Alberta T2P 3T7 www.cdnglobal.com

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