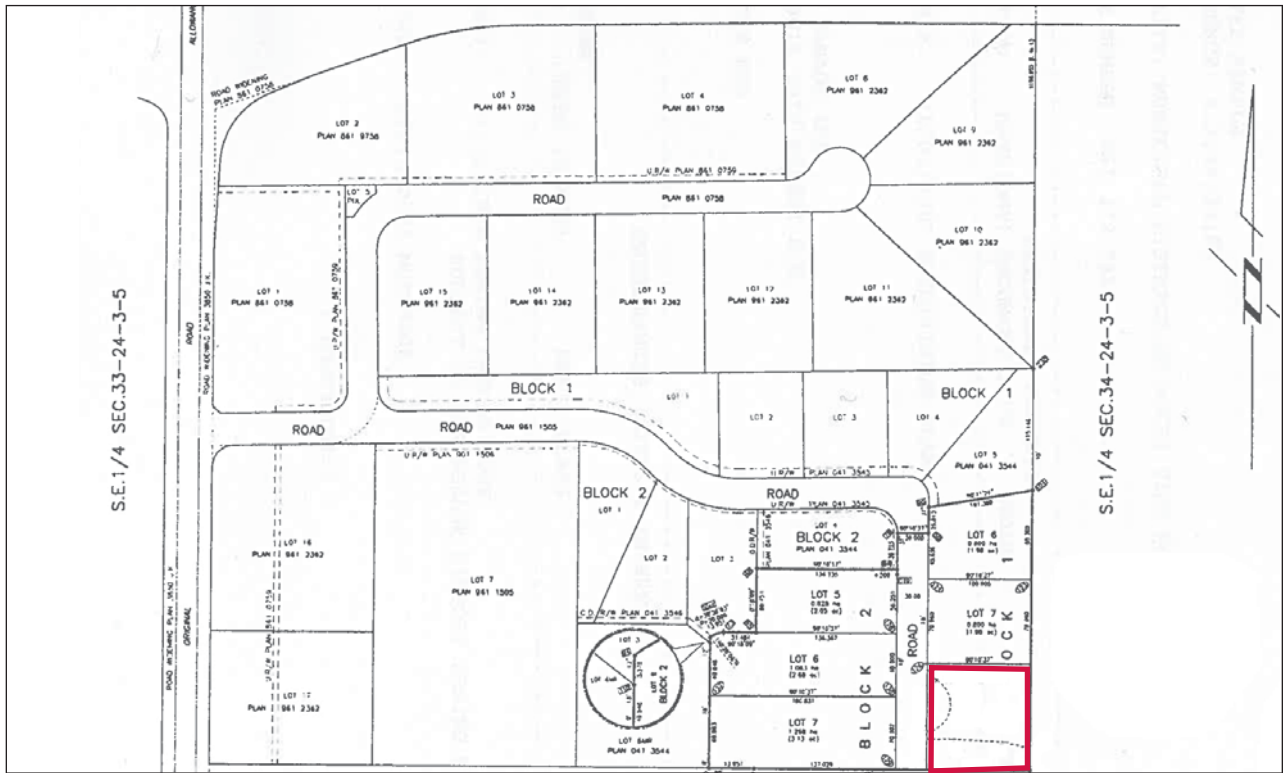


LAND FOR SALE

141 Commercial Drive
Commercial Development Land For Sale
Springbank (Rocky View County)



FOR SALE

\$1,012,000
(\$400,000 per acre)

Highlights

- The subject property is located in Southern Alberta in Rocky View County. Approximately 6 km West of the City of Calgary, the site is Southeast of the cloverleaf which connects Highway #1 (Trans Canada Highway) to Range Road #33.
- This opportunity consists of 2.53 acres. The site enjoys excellent access from all directions as a result of the cloverleaf interchange via Commercial Drive, East of the intersection with Range Road #33.
- Services including water, electricity, natural gas, and telephone run adjacent to the boundary of the property along Commercial Drive. The land owner is responsible for storm water and septic tank systems.

FOR FURTHER INFORMATION, PLEASE CONTACT:

Shane Olin
solin@naicalgary.com
Direct: (403) 313-5305

NAI Commercial

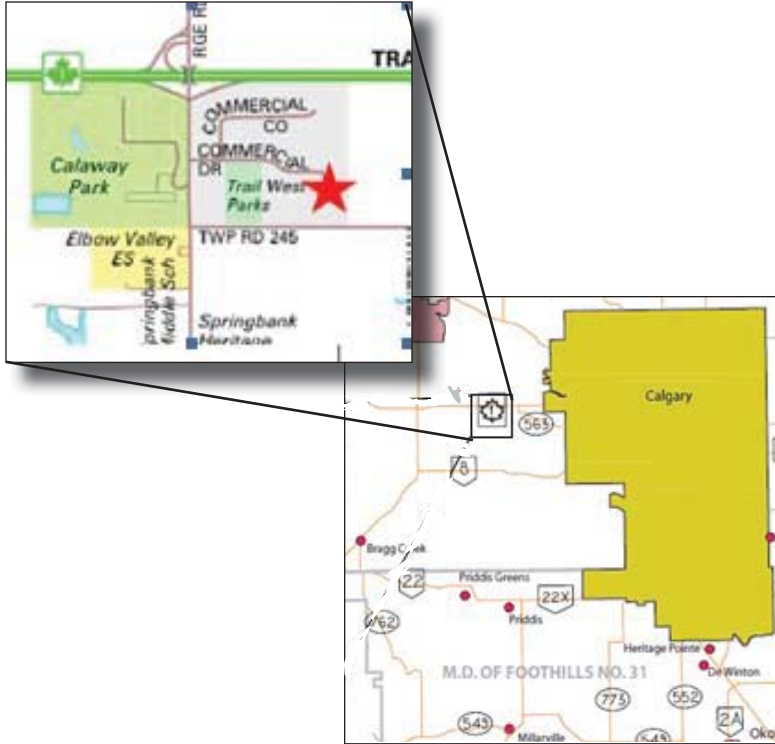
Commercial Real Estate Services, Worldwide.

Suite 1, 6204 - 6A Street SE
Calgary, AB T2H 2B7
Tel: (403) 214-2344
Fax: (403) 214-0244
www.naicalgary.com

LAND FOR SALE

141 Commercial Drive
Commercial Development Land For Sale
Springbank (Rocky View County)

Location Map



Property Description

Location:	Highway #1 and Range Road #33 Springbank – Rocky View County
Legal Description:	Lot 8; Plan 07010558; Block 1
Land Use:	Commercial – Springbank Court District (C-SC – Cell B)
Lot Size:	+/- 2.53 Acres
Frontage:	335 feet
Assessment & Taxes:	\$591,000 / \$7,659.41 (2009)

Investment Highlights:

- 2.53 acres of Commercial Development Land
- Located in an established commercial area
- Last parcel in Subdivision Cell B
- Ideal for Owner/User
- Property is located approximately 6 km West of the City of Calgary in close proximity to Stoney Trail Ring Road
- Excellent access to the Trans Canada Highway
- Rocky View County has one of the lowest tax rates in Alberta



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified by Purchaser prior to purchase.