

36,000 Sq. Ft. DEVELOPMENT SITE FOR SALE or BUILD TO SUIT LEASE

MOUNTAIN & CITY VIEWS FROM SITE



207 61 AVENUE SE CALGARY, AB

- IC ZONING
- 0.8278 ACRE SITE
- PURCHASE: \$1,700,000
- ALLOWS FOR: RETAIL, OFFICE, LIGHT INDUSTRIAL AND MEDICAL USES

OWNED & DEVELOPED BY:



BUSINESS CONDOMINIUMS INC.



MANCHESTER

PROPERTIES INC.

Jim Edwardson

President | Broker
403-540-0238

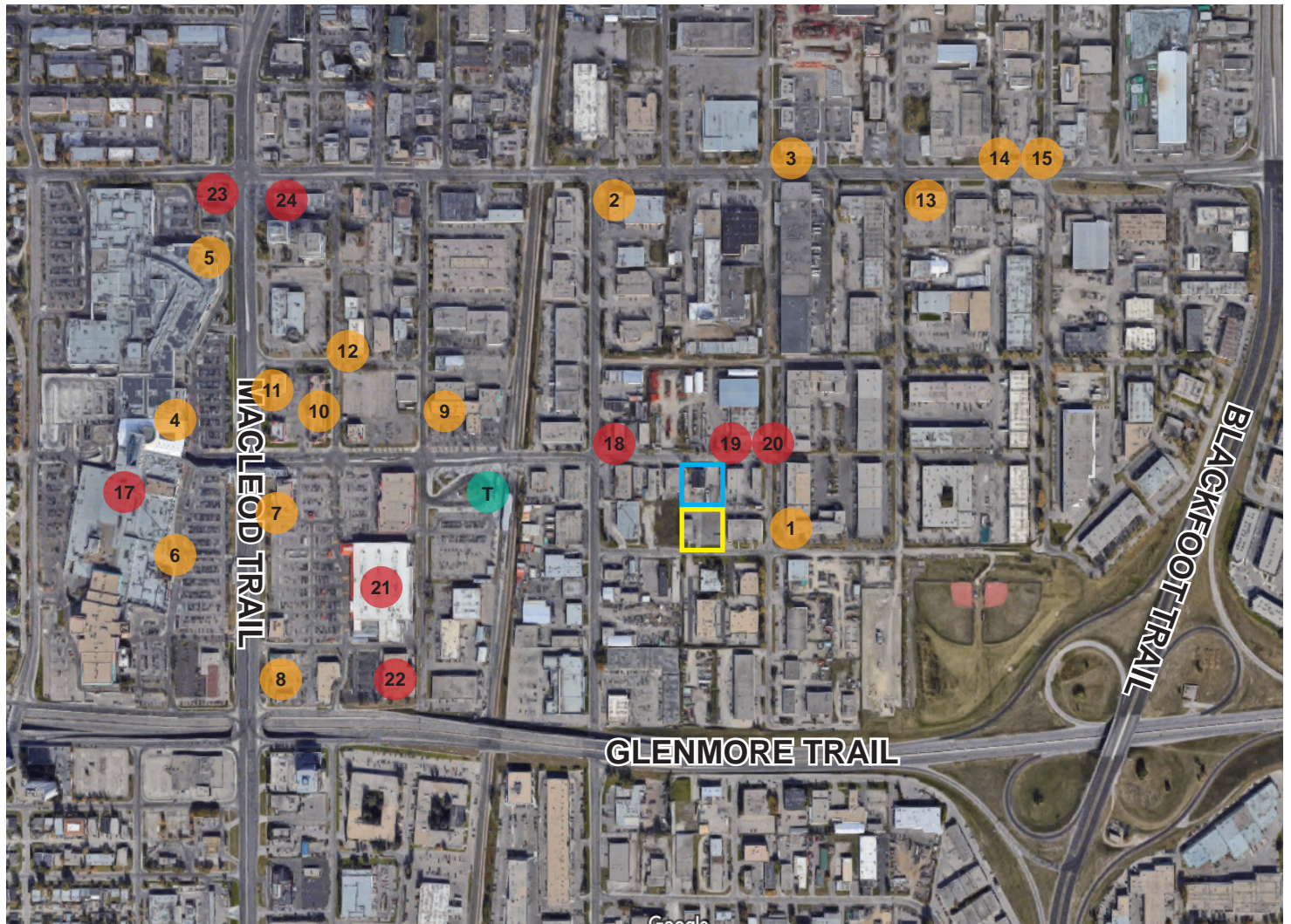
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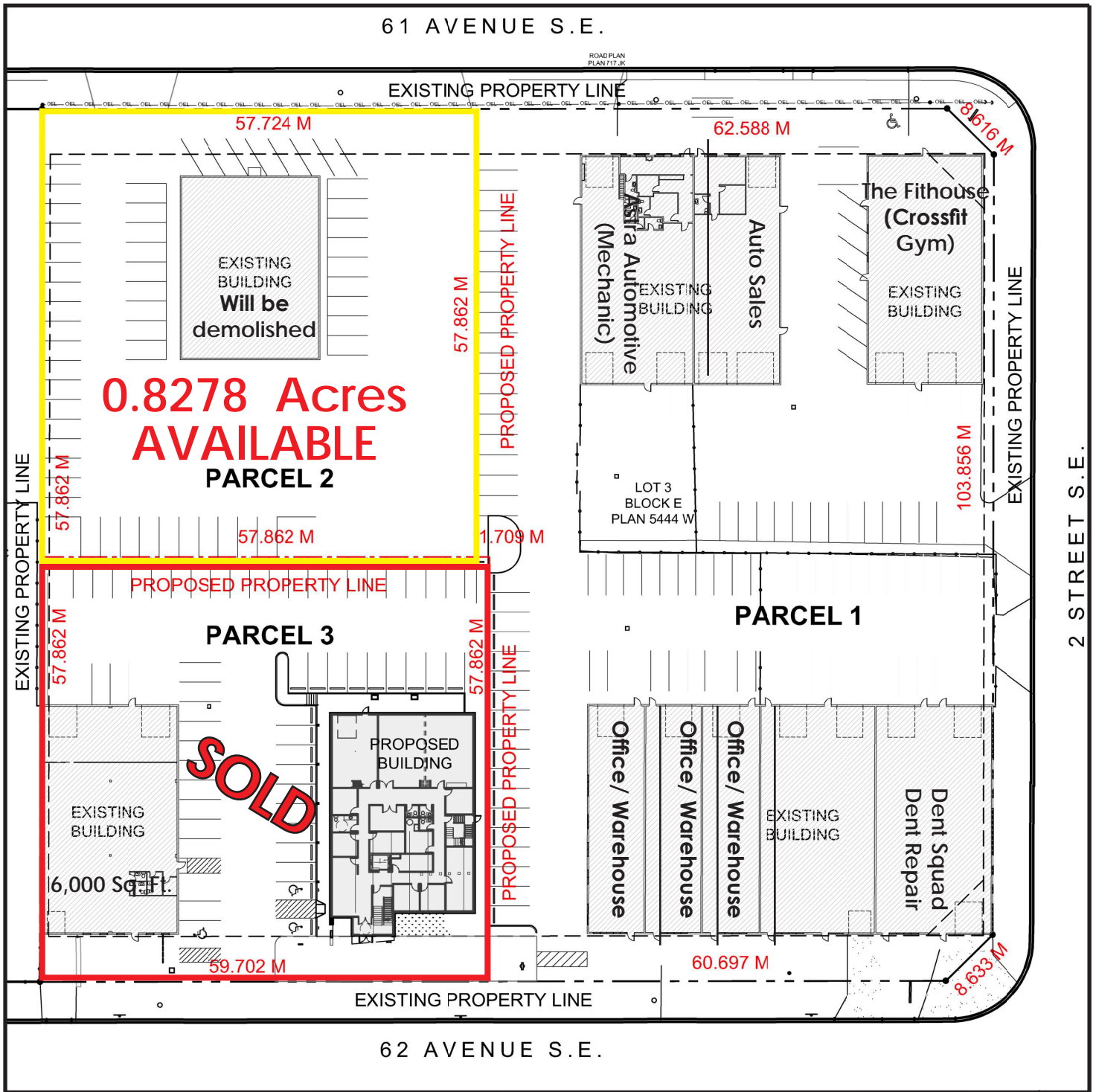
Only a 10 minute walk to Chinook Centre and 5 minute walk to Chinook Train Station.



Legend

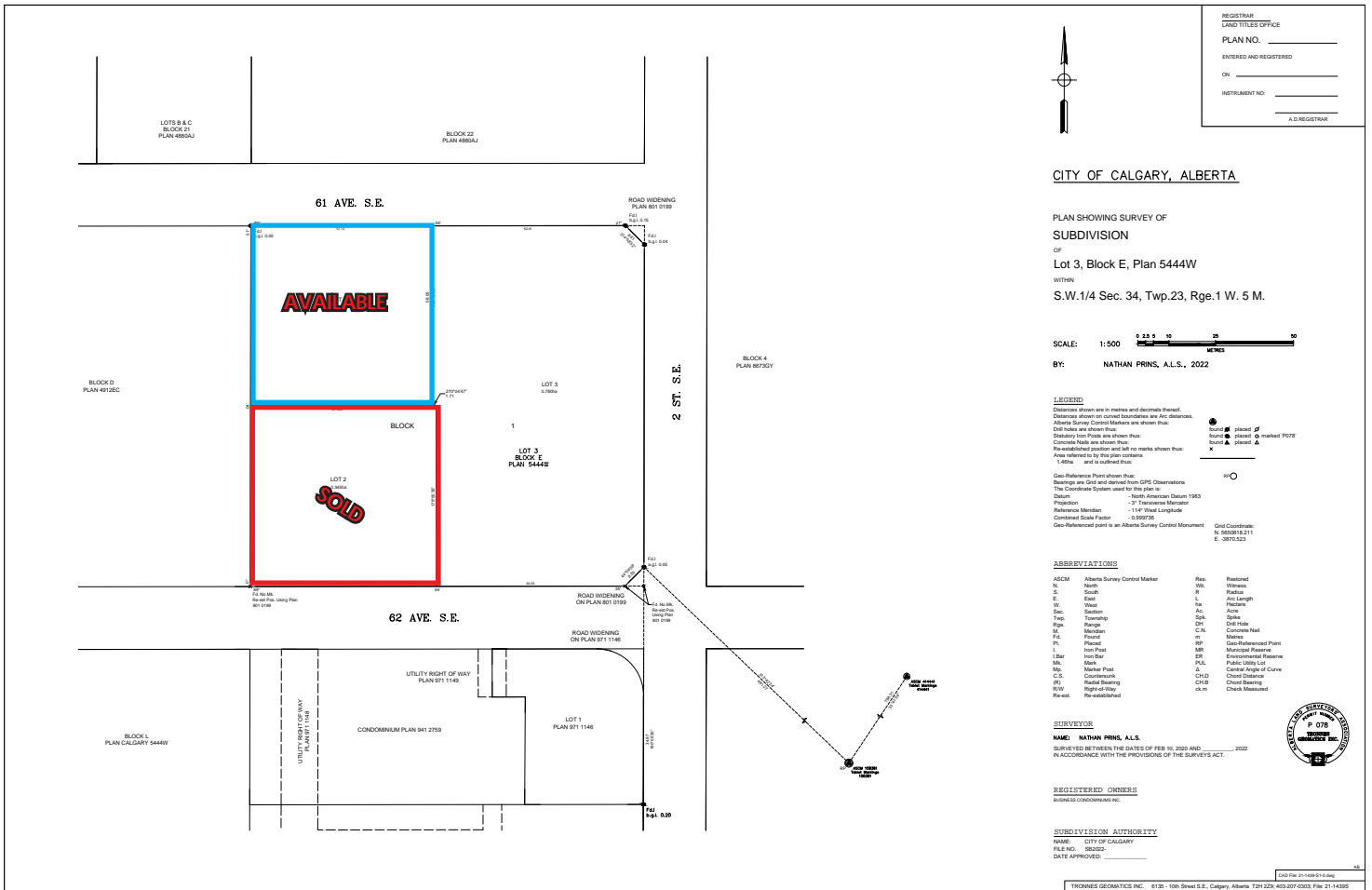
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|---|-----------------------|-------------------------|------------------------|------------------------|
|  | Restaurant | 1 - Black Apron Cuisine | 9 - Subway | 17 - Chinook Centre |
|  | Amenity | 2 - Prairie Dog Brewing | 10 - Keiths Deli | 18 - Tire Pirates |
|  | Chinook Train Station | 3 - Reds Diner | 11 - Red Lobster | 19 - Astra Automotive |
|  | 207 61 Ave SE | 4 - Globefish Chinook | 12 - Il Centro | 20 - The FitHouse |
|  | 224 62 Ave SE | 5 - Surfy Surfy | 13 - Subway | 21 - Home Depot |
| | | 6 - Joeys | 14 - Wendys | 22 - Bed Bath & Beyond |
| | | 7 - Rickys | 15 - Tim Hortons | 23 - Shell Gas Station |
| | | 8 - A&W | 16 - New Level Brewing | 24 - Bubbles Car Wash |

Site Plan



Parcel 2 can be leased as Build to Suit or purchased for land value: **\$1.7 million.**

Approved Subdivision



Possible 10,000 SQ. FT. Rendering

PURCHASE YOUR OWN CUSTOM DESIGN/BUILD!

FOR MORE INFORMATION PLEASE CONTACT:

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