

# DEVELOPMENT SITE

WITH MOUNTAIN AND CITY VIEWS

**MANCHESTER**  
PROPERTIES INC.

**FOR SALE**

**207 61 AVE SE  
CALGARY, AB T2H 0R4**



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OWNER USER OPPORTUNITY

*\*All lines are approximate*

<b>Lot Size:</b>	<b>0.828 Acres</b>	<b>Price:</b>	<b>\$1,700,000</b>
<b>Sq. Footage</b>	<b>36059 Sq. Ft. (+/-)</b>	<b>Sale Type:</b>	<b>Sale</b>
<b>Zoning:</b>	<b>IC Zoning</b>	<b>Availability:</b>	<b>Immediate</b>
<b>FAR</b>	<b>1.0</b>	<b>Max Building-Height</b>	<b>12 Meters</b>

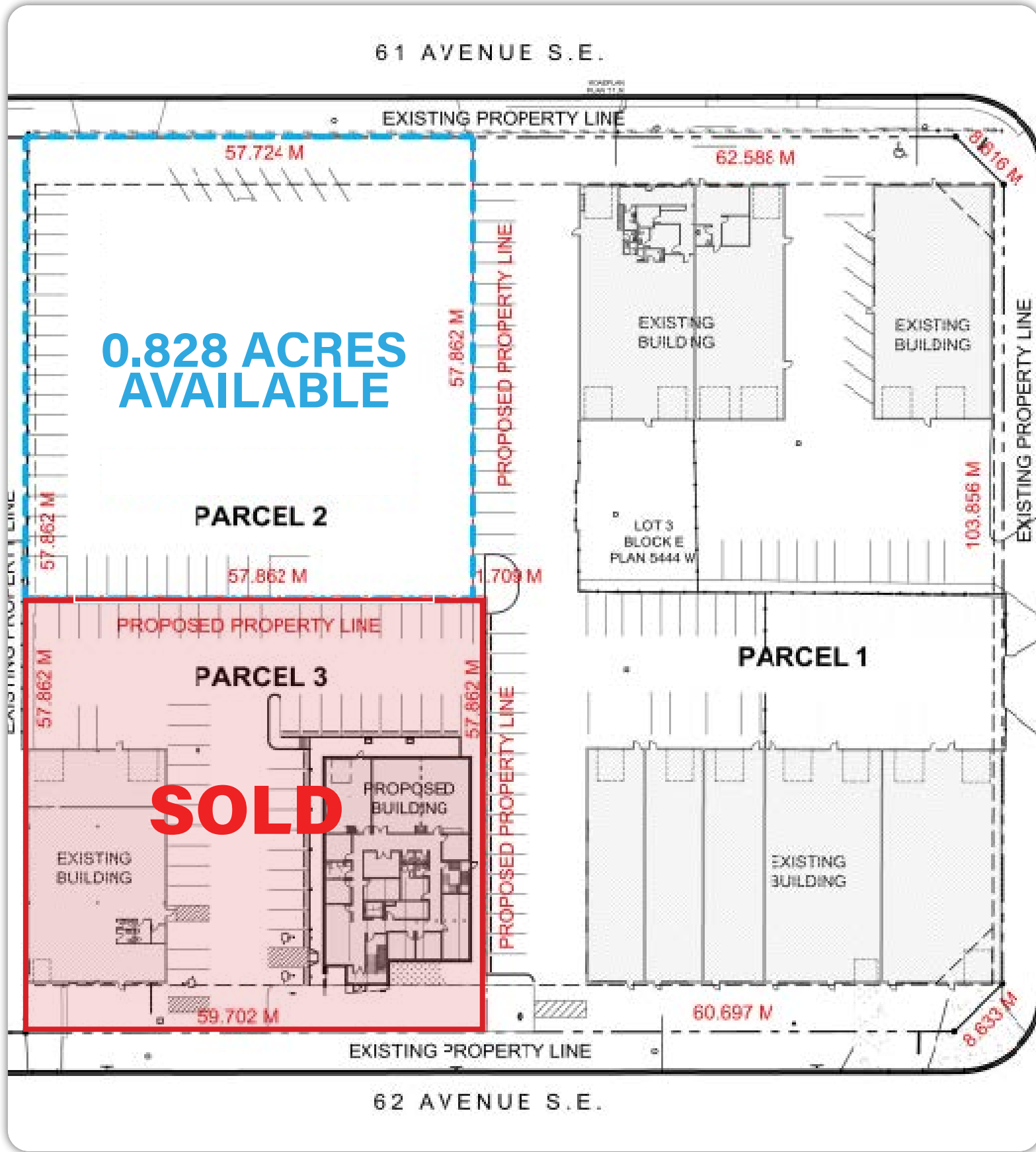
The Opportunity: This exceptional 0.828-acre lot is strategically located in a highly sought-after area, just a 10-minute walk to the vibrant Chinook Centre and a mere 5-minute walk to the Chinook Train Station. The lot offers stunning mountain and city views, making it an ideal spot for various commercial endeavors.

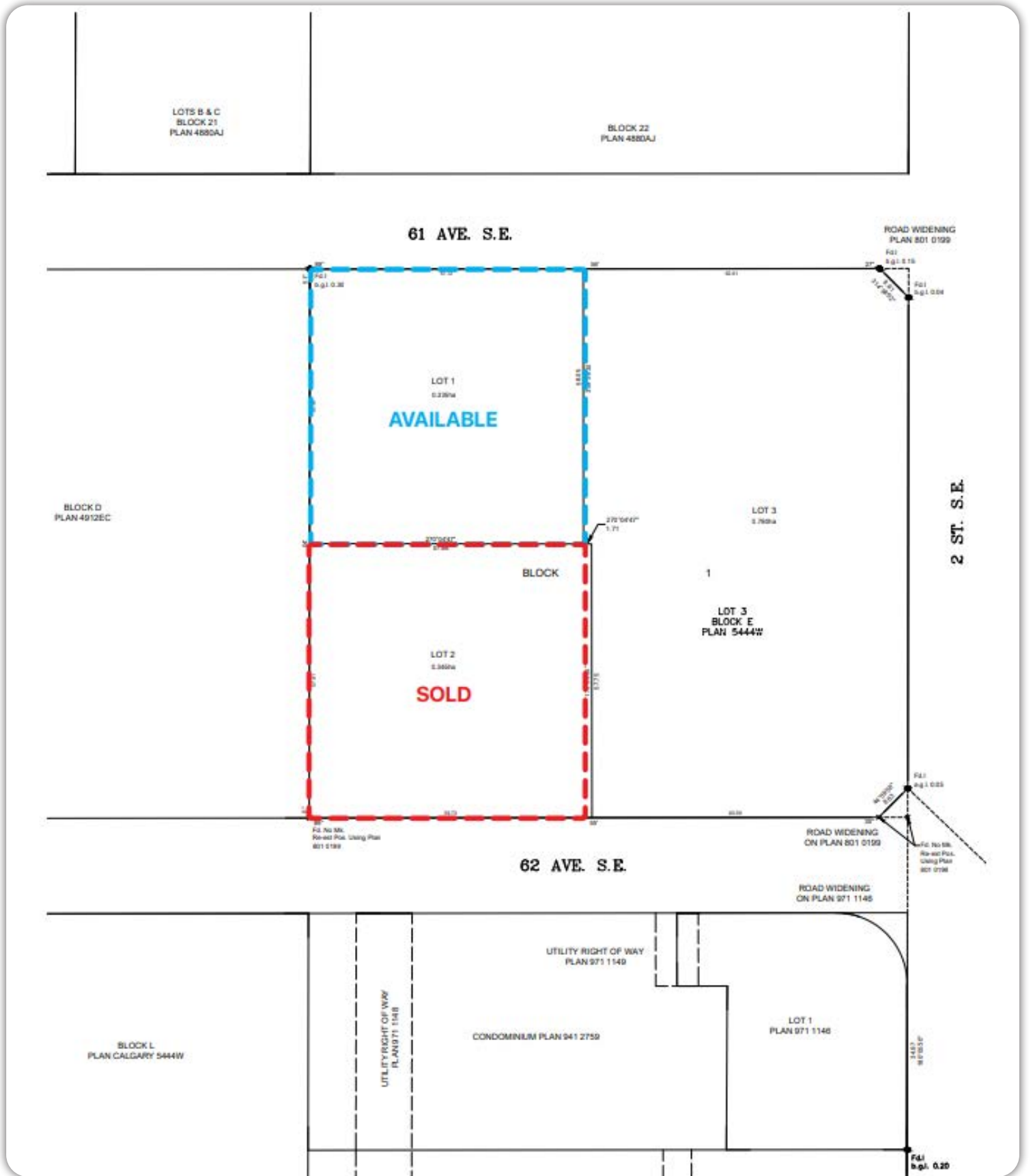
The location ensures excellent access to major thoroughfares including Macleod Trail, Glenmore Trail, and Deerfoot Trail, providing seamless connectivity to all parts of Calgary. This prime positioning allows for quick and easy access to a wide range of amenities.

This lot is perfect for businesses looking to establish retail, office, or medical spaces. The surrounding area is rich with potential clientele due to its proximity to high-traffic commercial zones and transportation hubs. The combination of accessibility, stunning views, and a strategic location makes this property an unparalleled opportunity for commercial development.

Whether you envision a retail center, professional offices, or a state-of-the-art medical facility, this 0.828-acre lot provides the flexibility and prime location to make your vision a reality.









FOR MORE INFORMATION, CONTACT:

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