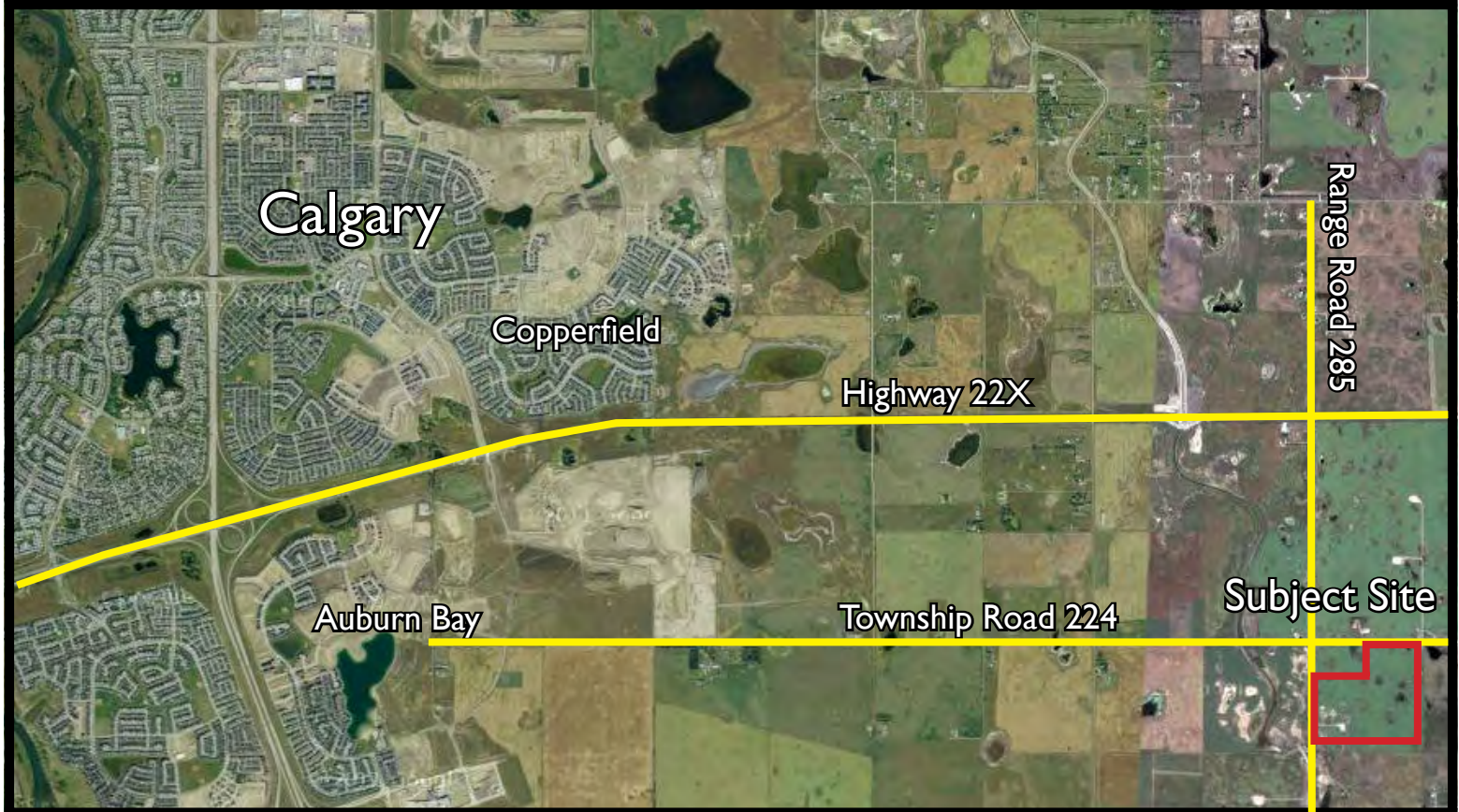


FOR SALE

22X - SE Development Land Calgary, AB



HIGHLIGHTS

- 146.4 acres of vacant land
- Generally flat topography with mountain view
- 5 minute drive from SE Calgary
- Close to the new South Calgary Hospital, scheduled to begin opening in Spring 2012
- **Asking price: \$2,950,000 (~\$20,950/acre)**

Richard Seguire
403-615-8874
rseguire@avenuecommercial.ca

Suite 300, 1324 11th Avenue SW
Calgary, AB T3C 0M6
T. 403-802-6766
www.avenuecommercial.ca

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FOR SALE

22X - SE Development Land Calgary, AB

PROPERTY DESCRIPTION

- Legal Description:** NW 20-22-28-W4M
Rocky View County, Excepting There-out All Mines and Minerals
- Site Size:** 146.4 acres
- Topography:** Generally flat
- Land Use:** RF - Ranch and Farmland

The land contains a well lease in the SW corner of 20 acres and a pipeline right of way with a sour gas well and pipeline. There is access to the gas hub from Range Road 285 in the SW corner of the property. According to an Environmental Site Assessment (Phase 1, 2005), there are no other environmental conditions and no further investigation is recommended.

Additional Information

Five minute drive West to SE Calgary communities. Close to Alberta's main North-South Highway, QE II. Generally flat topography with 2.0 acre residential developments nearby. The West property boundary is adjacent to the City of Calgary.

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