

**For Sale / Lease
or Build to Suit**

4645 Sarcee Road SW
Calgary , Alberta



HIGHLIGHTS

- Highly visible inner city development property!
- This 21,000 s.f. parcel of land is situated on the corner of Sarcee Rd and Richardson Way SW, 2 blocks away from Mount Royal University campus .
- Ideal for a variety of uses including a restaurant franchise, financial institution or other national retail business.
- Tenants in the adjoining property include World Health Club, Petro Canada, 7/11 and Starbucks.

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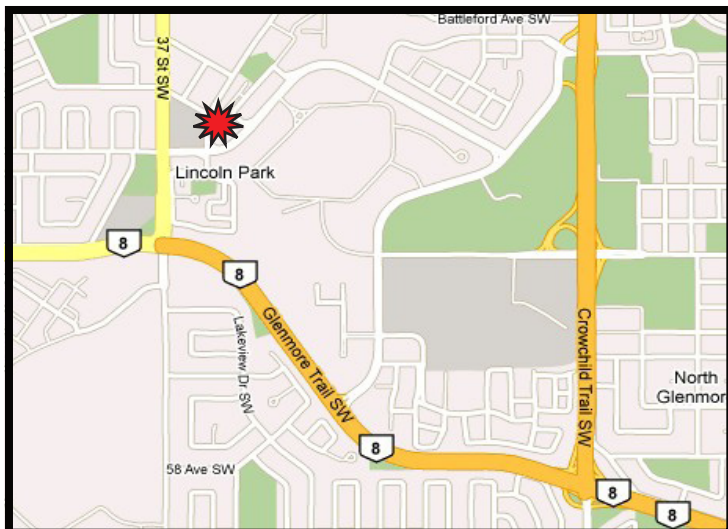
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PROPERTY INFORMATION

Sale Price:	\$2,100,000
Lease Rate:	Market
Legal Address:	Plan 8311780, Block 1
Services:	To the property line
Zoning:	C-C1
Size:	21,000 s.f. (0.38 acres, 0.20 hectares)
Status:	Bare land, clean Phase 2 environmental available
Traffic Count:	14,000 vehicles per day (visible to 20,000 per day on 37th Ave)

LOCATION MAP



CORNER VIEW



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NORTH VIEW



WEST VIEW



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SATELLITE VIEW



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