

FOR SALE

MD Foothills Development Site

258242 48 Street East MD of Foothills No. 31, Alberta



PROPERTY INFORMATION

MUNICIPAL ADDRESS:

258242 48 Street East,
MD of Foothills No. 31, AB

LOCATION:

M.D. of Foothills No. 31, north of Hwy 522
and east of 48 Street East

PARCEL SIZE: ±7.81 acres

ZONING: CMC

(CMC- Community Commercial District)

Permitted uses:

- Business office
- Community Services
- Convenience store
- Contractor limited
- Financial Services
- Government services
- Grocery store
- Post office
- Protective and emergency services
- Public Works
- Restaurant

HEIGHT: 2 FAR, potential to 3

LEGAL DESCRIPTION: 0511103;2;5

PURPOSE: Commercial development

ASSESSMENT (2017): \$1,213,590

TAXES: \$14,557

FINANCING: Treat as free and clear title

PRICE: \$1,295,000



Distinctly positioned on the corner of highway 522 and 48 Street East, the Property holds an unrivaled location in the Norris Coulee neighbourhood in MD Foothills.

The vibrant residential neighbourhood boasts a highly accessible and central location for both Norris Coulee and Shannon Estates Area Structural Plan.

The subject property would be best utilized by a development that contains a mix of high quality commercial development, office and retail services tailored to fit the needs of future residents and the existing Heritage Pointe and Norris Coulee community. Given the settings of the subject property, there is an ample opportunity

to incorporate some green space to preserve the natural surroundings and enhance development esthetics.

The general area is of residential acreage properties and farmland. There are two elementary schools and a recreational complex approximately a third of a mile west of the site.

The subject site is generally at grade with the surrounding properties. Power and gas are available on the property line.

The site is of a rectangular shape, total frontage onto 48 street at the west site is 744 feet and a depth of 456 feet with frontage to Highway 522 at the south site.



LOCAL EXPERTISE MATTERS

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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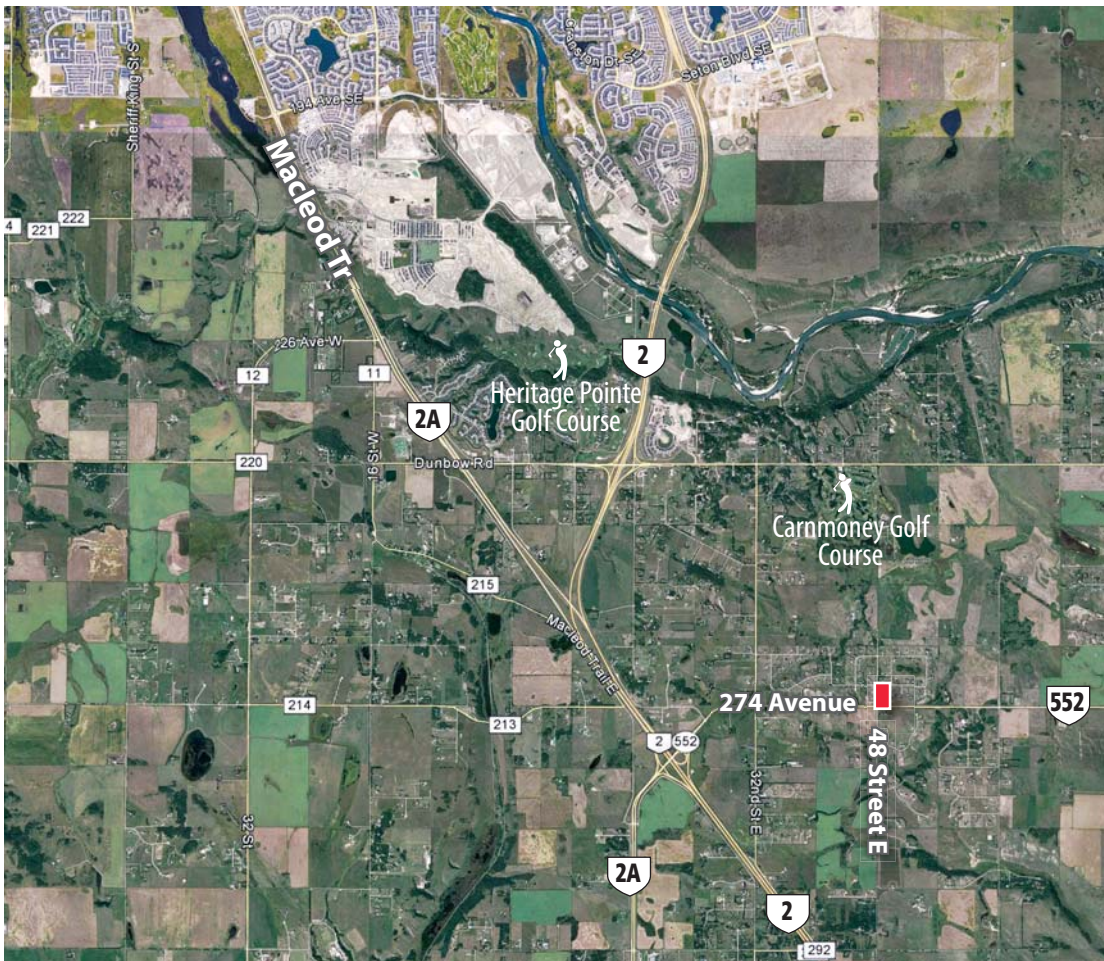
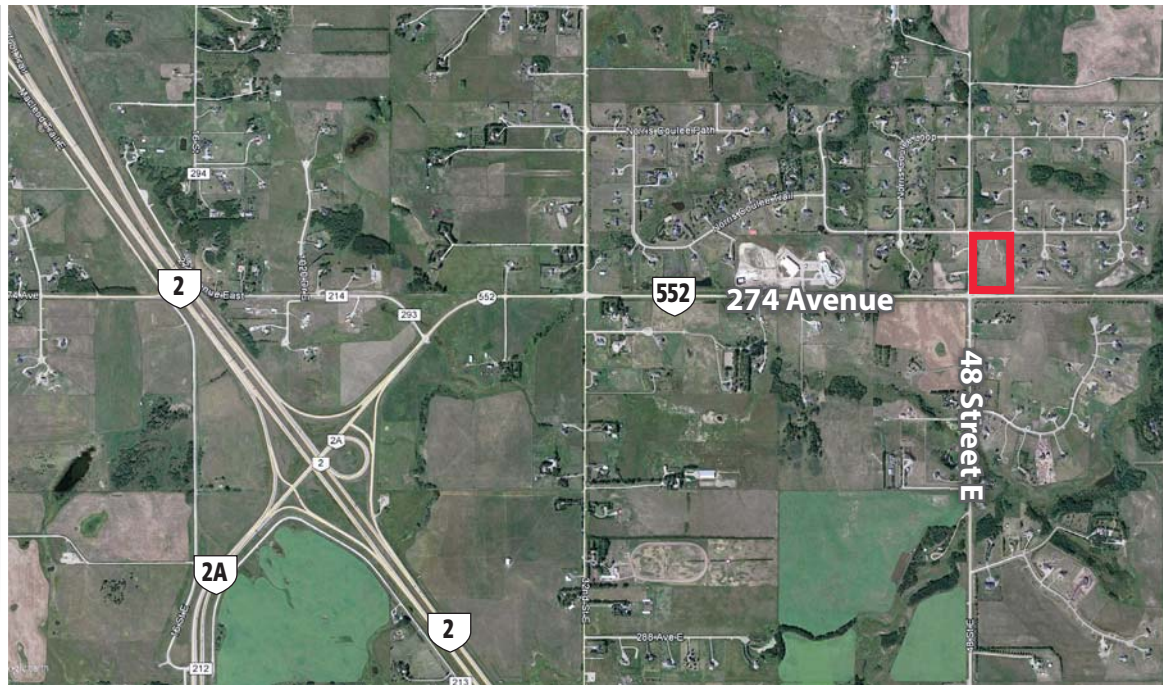
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Access to the site is from 48 Street E to the west site boundary, also the site has access to Hwy 2 from Hwy 552 and an average traffic volume of 3,620 vehicles per day.

Highway 2 is the major north/south bound highway within the Province of Alberta and a major point of entry/exit to the City of Calgary.



The **Municipal District of Foothills No. 31** is a municipal district in southern Alberta, Canada adjacent to the south side of Calgary in Census Division No. 6. Despite sharing a common border with the City of Calgary of more than 20 kilometers and enveloping an agglomerate population of more than 70,000 people it has never been considered a part of the Calgary Census Metropolitan Area (CMA) by Statistics Canada. However, with membership in a regional metropolitan economic association, this Municipal District and its enclosed towns are generally accepted as constituent population, social and economic components of the Greater Calgary area.

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



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