

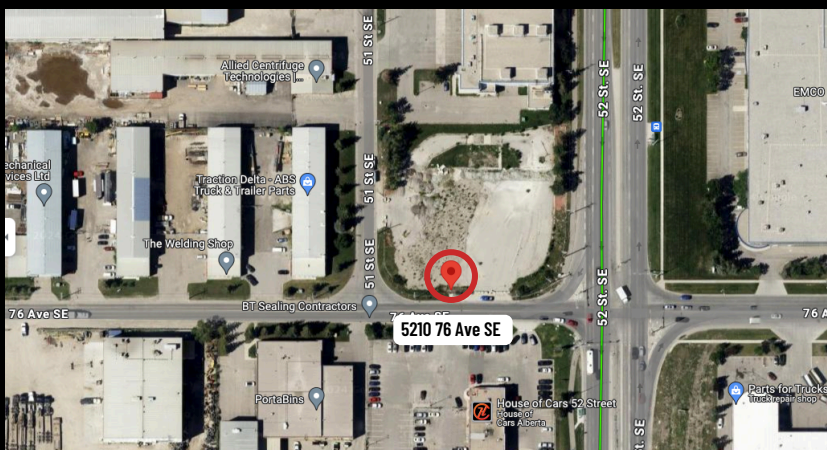


5210 76 Ave SE

Calgary, Alberta

- Unparalleled visibility and accessibility
- Proximity to Stoney Trail and other major roadways
- Strategic corner lot
- Ideal for commercial development, with flexibility and control over land use regulations.

DISTRICT CONTROL
FOR SALE
NOW



D-C Zoning
(Direct Control)
1.6 Acres
\$2.5M

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PROPERTY INFORMATION

COMMUNITY: Foothills Industrial

ADDRESS: 5210 76 Ave SE

PROPERTY TYPE: Vacant Land

LOT SIZE: 1.6 Acres

ZONING: (Direct Control) D-C

ANNUAL PROPERTY TAX: \$28,697

ASKING PRICE: \$2,500,000

AVAILABLE: IMMEDIATELY

PERMITTED USES

Following is a summary of permitted and discretionary uses in Direct-Control (D-C) if they are located within existing approved buildings:

Permitted:

- Convenience Food Store
- Financial Institution
- General Industrial — Light
- Health Care Service
- Information and Service Provider
- Instructional Facility
- Office

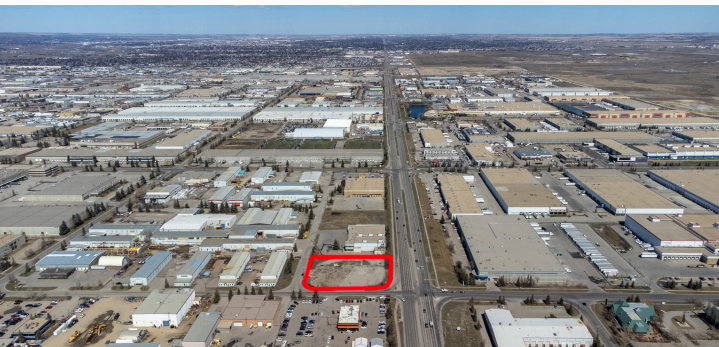
Discretionary:

- Child Care Service
- Conference and Event Facility
- Drinking Establishment — Small
- Drive Through
- Fitness Centre
- Gas Bar
- Indoor Recreation Facility
- Specialty Food Store
- Restaurant

Current site plan available with architectural plans and drawings ready for submission.

AVAILABLE UPON REQUEST

[CLICK HERE TO VIEW THE PROMO VIDEO](#)





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