

FOR SALE

SOUTH VALLEY BUSINESS CENTRE

3801, 5, 7, 9, 11 & 13 - 52 Street, Valleyview, AB

LAND DEVELOPMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

- Various vacant land parcels located adjacent to South Valley Square, which include the follow retailers: Dairy Queen, Subway, Pharmasave & Urban Cannabis.
- Strategically located with direct access to Highway 43.
- Average number of vehicles per day is 5,980 along Highway 43.
- High exposure signage opportunities available.
- CH Highway Commercial Zoning allows for a large variety of uses.
- Sale Price: Starting From \$225,000.00
- Sizes Available: 1.58 - 6.97 Acres

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**CUSHMAN & WAKEFIELD
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PROPERTY DETAILS

Municipal Address: 3801, 5, 7, 9, 11 & 13
52 Street, Valleyview, AB

Legal Description: Plan 1321543, Block 1,3,4,5,6
& 7, Lot 1

Zoning: CH - Highway Commercial

AERIAL



DEMOGRAPHICS



POPULATION

3 KM	5 KM
1,625	1,925



HOUSEHOLDS

3 KM	5 KM
605	735



AVERAGE INCOME

3 KM	5 KM
\$120,811	\$122,034



VEHICLES PER DAY

5,980 on Highway 43

PROPERTY PHOTOS



SOUTHWEST FACING

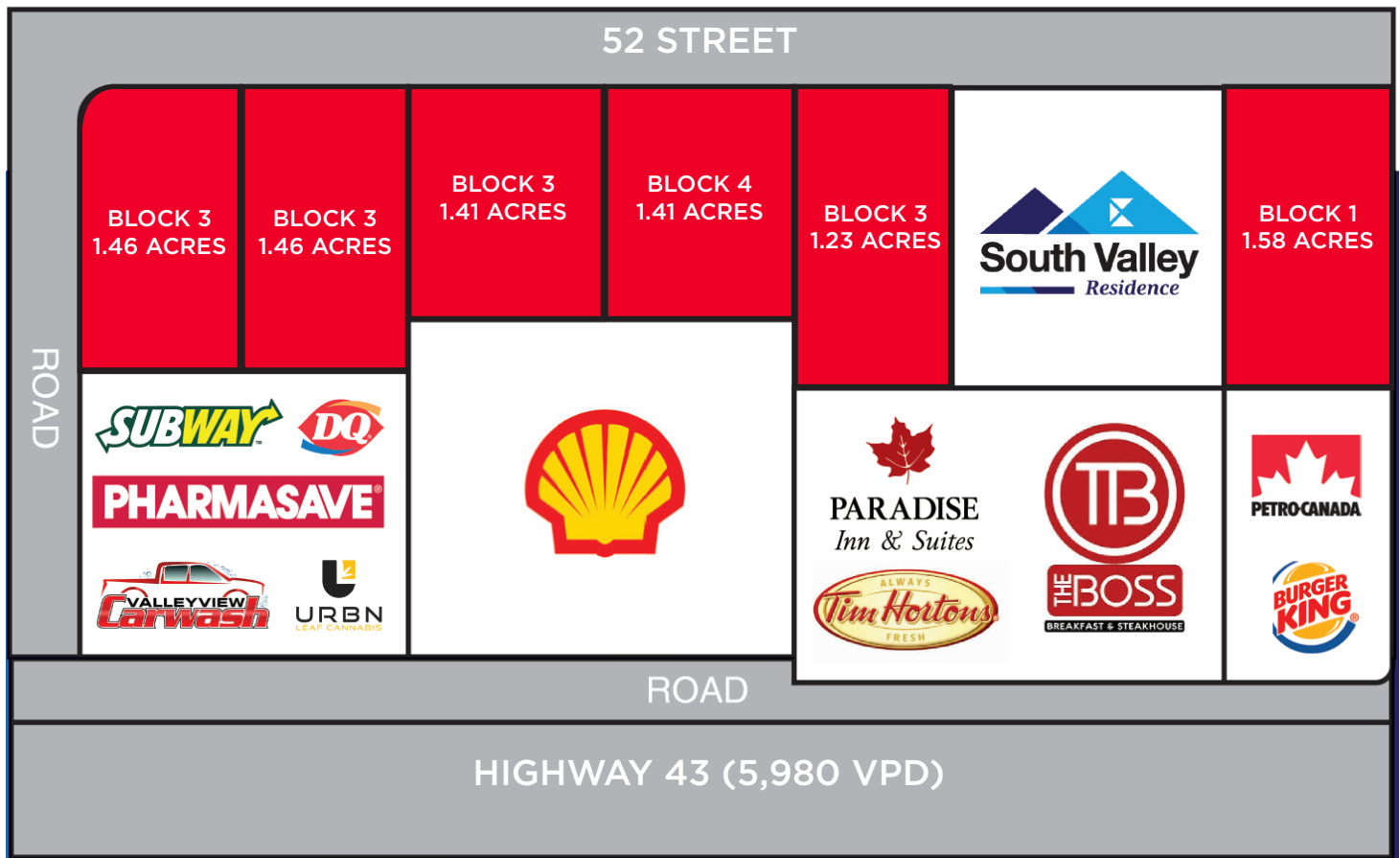


NORTHWEST FACING



NORTH FACING

SITE PLAN



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