

**FOR SALE**

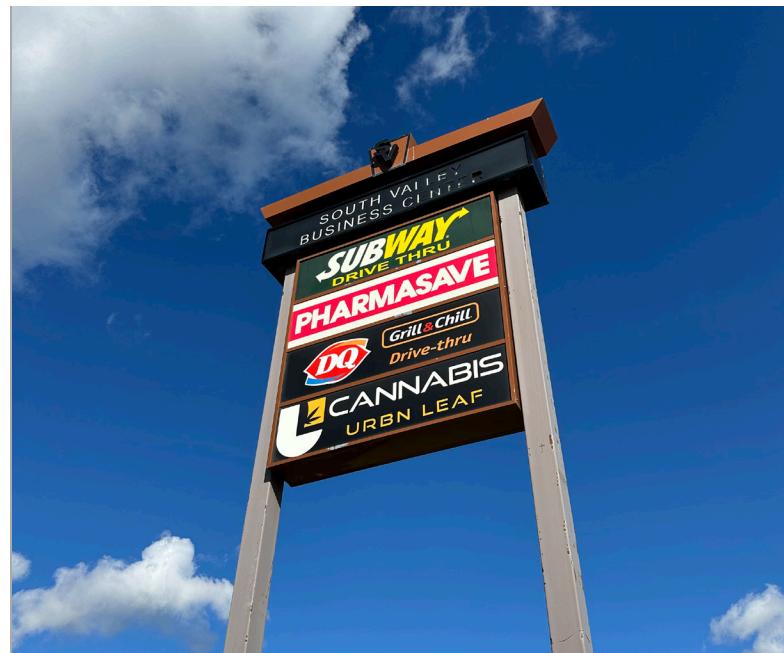
# **SOUTH VALLEY BUSINESS CENTRE**

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 following 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



**Devan Ramage**

Associate

**780 702 9479**

[devan.ramage@cwedm.com](mailto:devan.ramage@cwedm.com)

**Jeff McCommon, CCIM**

Senior Associate

**780 445 0026**

[jeff.mccammon@cwedm.com](mailto:jeff.mccammon@cwedm.com)

**Doug Bauer**

Senior Associate

**780 991 6456**

[doug.bauer@cwedm.com](mailto:doug.bauer@cwedm.com)

**CUSHMAN & WAKEFIELD**

**Edmonton**

Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1

[www.cwedm.com](http://www.cwedm.com)

# PROPERTY DETAILS

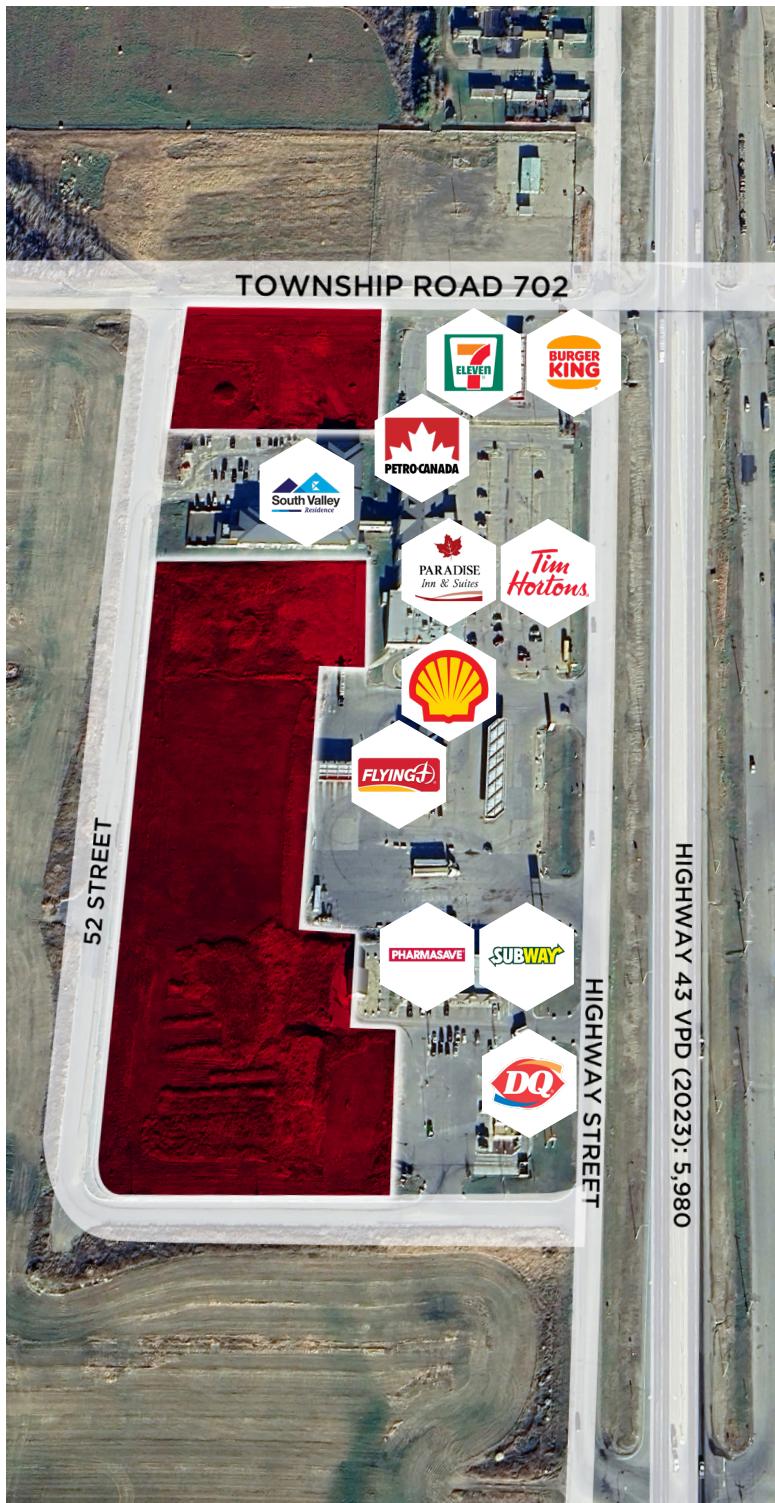
**Municipal Address:** 3801, 5, 7, 9, 11 & 13  
52 Street, Valleyview, AB

**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



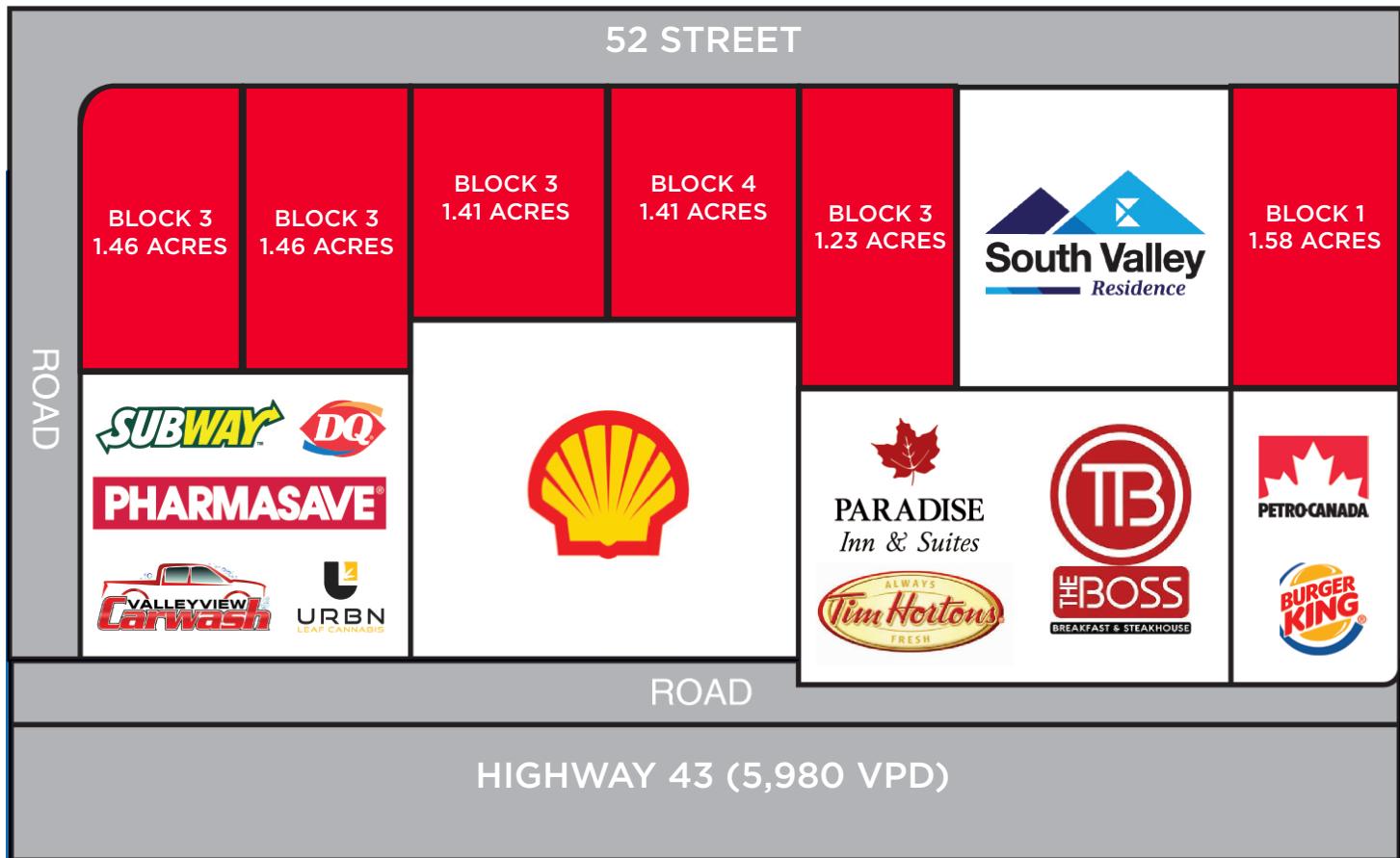
### VEHICLES PER DAY

5,980 on Highway 43

## PROPERTY PHOTOS



# SITE PLAN



**Devan Ramage**

Associate  
780 702 9479

[devan.ramage@cweddm.com](mailto:devan.ramage@cweddm.com)

**Jeff McCammon, CCIM**

Senior Associate  
780 445 0026

[jeff.mccammon@cweddm.com](mailto:jeff.mccammon@cweddm.com)

**Doug Bauer**

Senior Associate  
780 991 6456

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