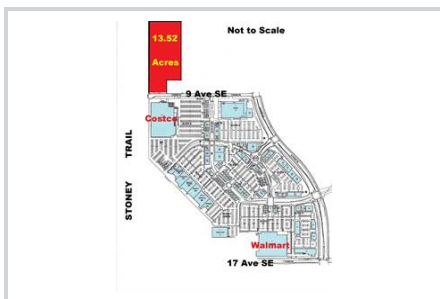




Kevin Moore - Legacy Real Estate Services

Adjacent to COSTCO + WALMART SuperCentre - \$11,220,000

13.52 Acres 8080 9 Avenue, S.E. , CALGARY, Alberta, T2A 6Z8



• Type: **Commercial** • Style: **Commercial** • Bedrooms: **0** • Bathrooms: **0**



Kevin Moore

kevin.moore@shaw.ca

(403) 617-2846

kevinmoore.point2agent.com

Kevin Moore - Legacy Real Estate Services

Suite 129, 4950 - 106 Avenue, S.E., Calgary, T2C 5E9

Property Summary

Type: **Commercial**
Style: **Commercial**
Bedrooms: **0**
Bathrooms: **0**
Garage: **Triple, Detached**
Lot type: **Rectangular**
Lot size: **13.52 acres "Stoney Trail Frontage Development"**
Has Suite: **No**
Development Level: **LandOnly**

Description

13.52 Acres in Belvedere ASP immediately north of East Hills Costco! \$830,000 per acre.

2,000+ foot frontage to busy Stoney Trail Freeway + TUC (quick highway access in all directions).

West Belvedere is included in City of Calgary 2019 four year budget for New Community Growth Strategy.

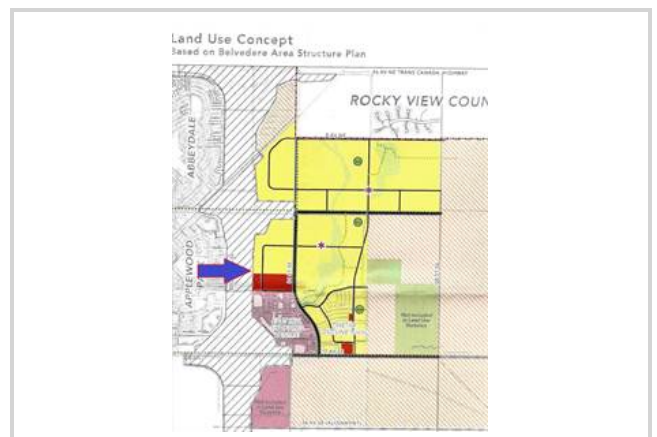
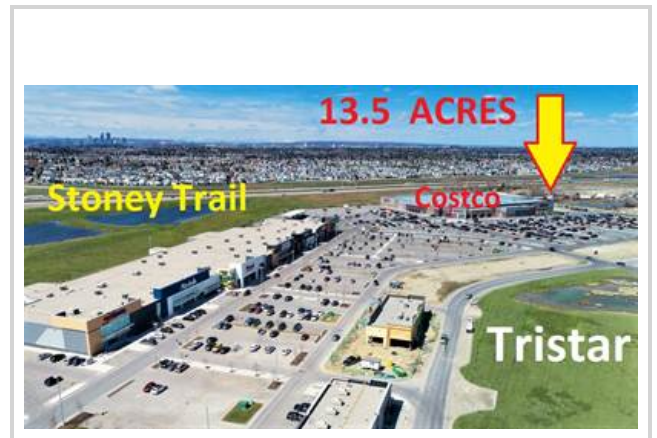
Belvedere Area Structure Plan showing Community Retail 2 and Residential Land Uses.

Services along 9th Avenue SE, including sanitary sewer and City water service.

Transit to downtown via Calgary Transit MAX Purple rapid transit bus route service at East Hills Retail (across street from subject land).

Tristar Communities are actively underway in development of Belvedere Stage 1 residential development, within the Belvedere ASP area.

The 13.52 acre property is immediately north of the RioCan East Hills Calgary retail development and west of the Tristar Communities residential development. East Hills Retail is located at the intersection of 17th Avenue SE and Stoney Trail. The retail complex includes major retailers Walmart, Costco, Cineplex, Marshalls, and many others under construction. The 13.52 acre property is currently S-FUD (Special Purpose - Future Urban Development District).



Primarily Land Value: The subject lands contain a single family modular dwelling (structural issues, sold "as is"), several outbuildings, fenced storage, and a cellular telephone tower, which provide leasehold income. City water and sewer service at 9th Avenue, SE. The existing water well on site is NOT potable. Septic tank and field.

Buy now and plan for the future. Outstanding panoramic south and west mountain and city views. Ideal location for retail, commercial or multi-family residential or other uses (subject to City of Calgary land zoning approvals). Property is on two titles, 1.26 acres and 12.26 acres. Call for further information!

Tenant occupied: SITE ACCESS BY APPOINTMENT ONLY. Call Kevin Moore, 403-617-2846.

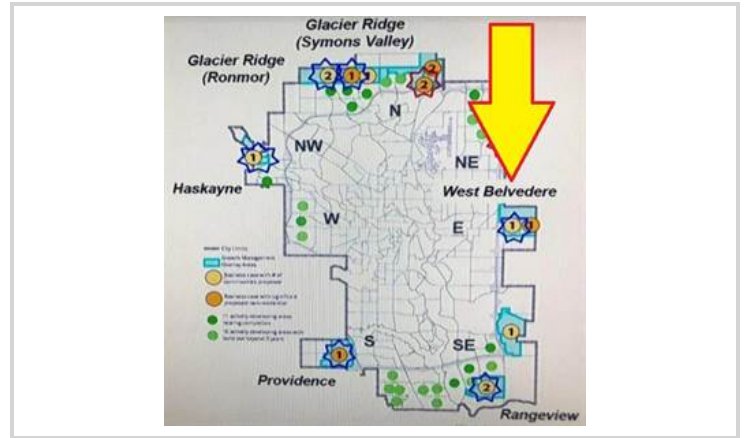
Information contained herein is believed to be accurate, however, the Brokerage have not verified the information and make no guarantee, warranty or representation about it. Projections, opinions, assumptions or estimates are for example only and do not represent the current or future performance of the Property. The value of this Property depends on tax and other factors which should be evaluated by your tax, financial and legal advisors, conducting careful, independent investigation of the property to determine, to your satisfaction, the suitability of the Property for your needs.

Features

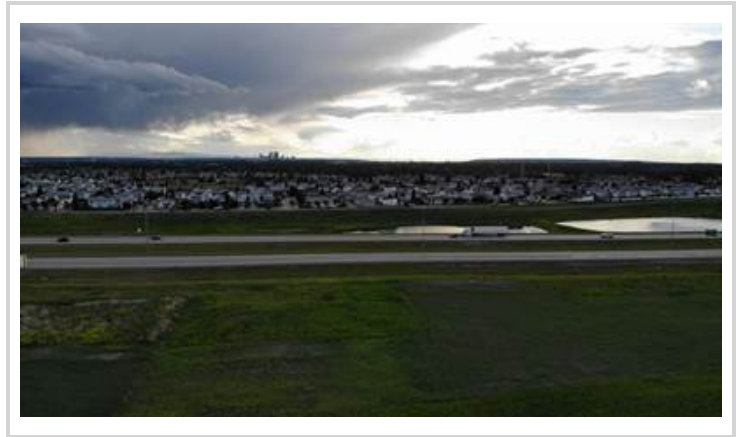
View

- Downtown
- Mountain View
- Panoramic

Additional Photos



Additional Photos



Information is deemed to be correct but not guaranteed.