

**MAJOR PRICE
REDUCTION**

60 Street SE

17 Avenue SE/ International Ave

HUBALTA PLAZA

4.08 Acre Development Site for Sale

PROPERTY FEATURES

- Max height: 16 meters
- Shovel ready
- Floor Area Ratio: 1.33 (235,000 Sq.Ft)
- Traffic count: 28,000 cars per day
- 20 min from Downtown and YYC International Airport
- 1km west of Stoney Trail and East Hills Shopping Centre

CONTACT

Brian West, Senior Associate
bwest@naiadvent.com
cell (403) 630-7881

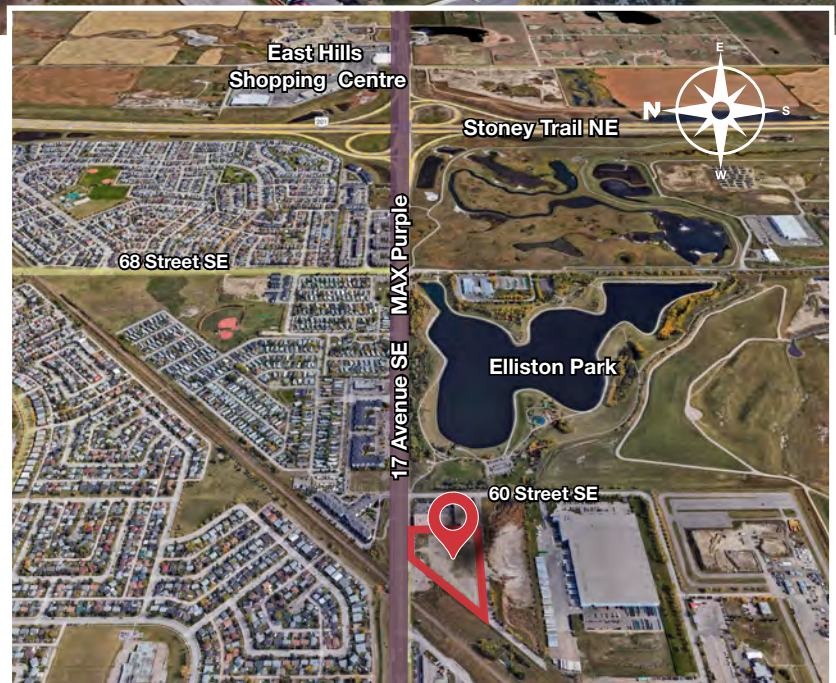
Connor West, Associate
cwest@naiadvent.com
direct (403) 984-9803



COMMUNITY DESCRIPTION

Located in the southeast sector of the City, along 17 Avenue SE. The subject property is in the perfect location for any business within the zoning approval. Easy access to Stoney Trail, Deerfoot Trail and along major transportation route including Purple Max from City Centre to East Hills (Extended to Chestermere).

The community is diverse with a mixture of residential, commercial and recreational land uses with abundance of retail, restaurants and amenities.



5805 17 Avenue SE

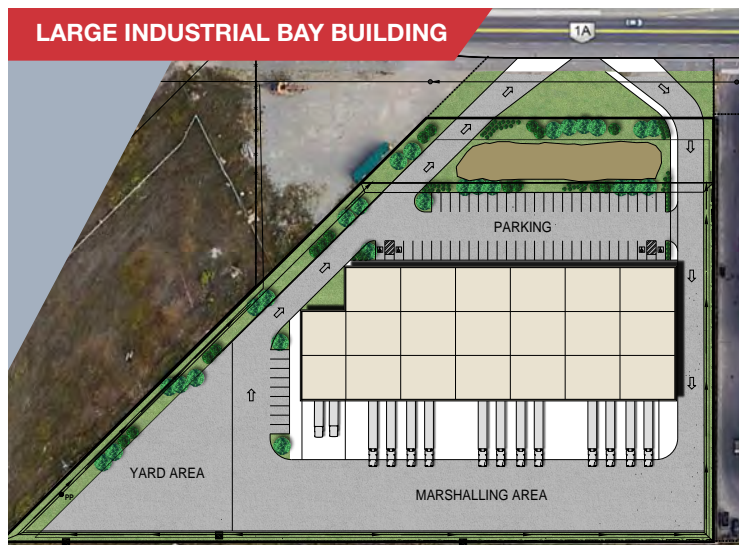
SUB-MARKET	Elliston
ZONING	Industrial Business (I-B)
LEGAL	P5527HK;1
SITE SIZE	4.08 +/- Acres
PRICE	\$3,350,000 \$2,950,000



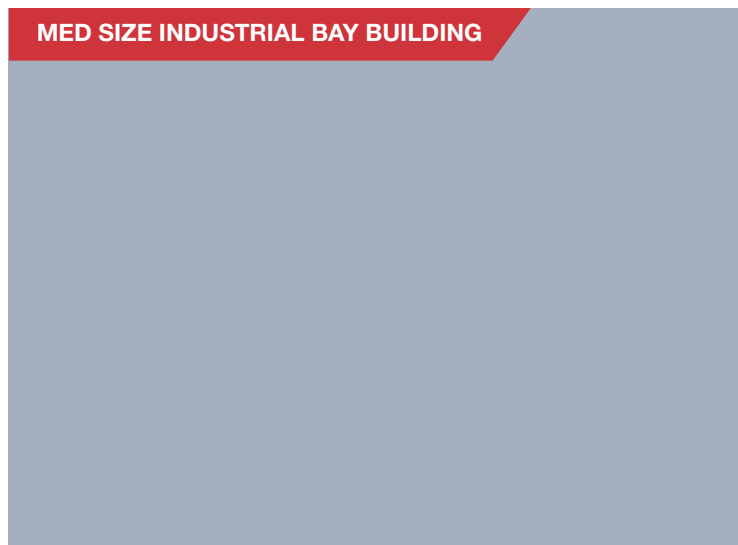
MAX Purple
East Hills – City Centre

SUITABLE BUILDING DEVELOPMENT OPTIONS

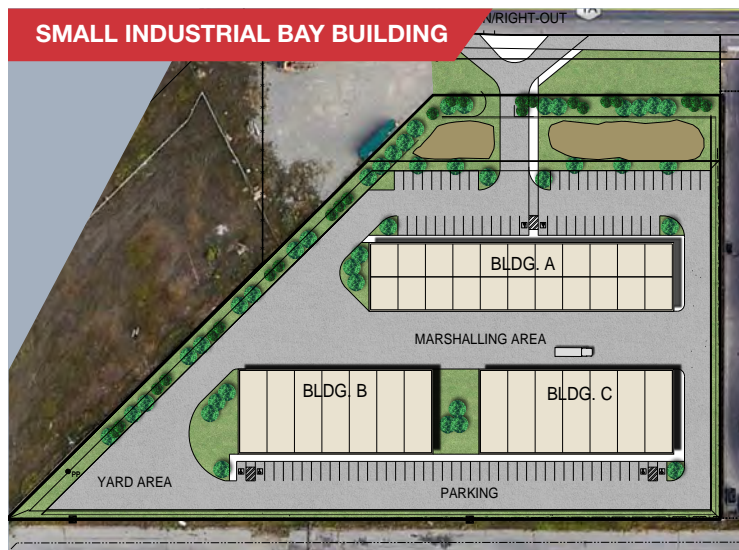
LARGE INDUSTRIAL BAY BUILDING



MED SIZE INDUSTRIAL BAY BUILDING



SMALL INDUSTRIAL BAY BUILDING



SELF STORAGE BUILDING



ZONING I-B (Industrial - Business)

The following are most suitable uses in the Industrial - Business zoning if they are located within existing approved buildings:

Data Centre;
Light Industrial;
Office;
Self-Storage;
Financial Institution;

Distribution;
Data Centre;
Light Industrial;
Incubator-Accelerator;
Office;
Specialized Industrial;

Warehouse;
Distribution;
Data Centre;
Light Industrial;
Incubator-Accelerator;
Self-Storage;



CALGARY/CHESTERMERE CORRIDOR

Calgary's next significant vector of growth

- Belvedere - 1500+ new homes
- East Hills Crossing - 3500+ new homes
- Chelsea - 1300+ new homes
- Dawson's Landing - 1300+ new homes
- Waterford - 3700+ new homes



YYC Airport	20 min	20 km
Downtown	15 min	10 km
Chestermere, AB	10 min	7 km
Stoney Trail SE	2 min	2 km
East Hill Shopping	5 min	4 km