

# FOR SALE

**.75 ACRES**  
Development land



## 259 MAYLAND PLACE NE CALGARY, AB

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# PROPERTY OVERVIEW

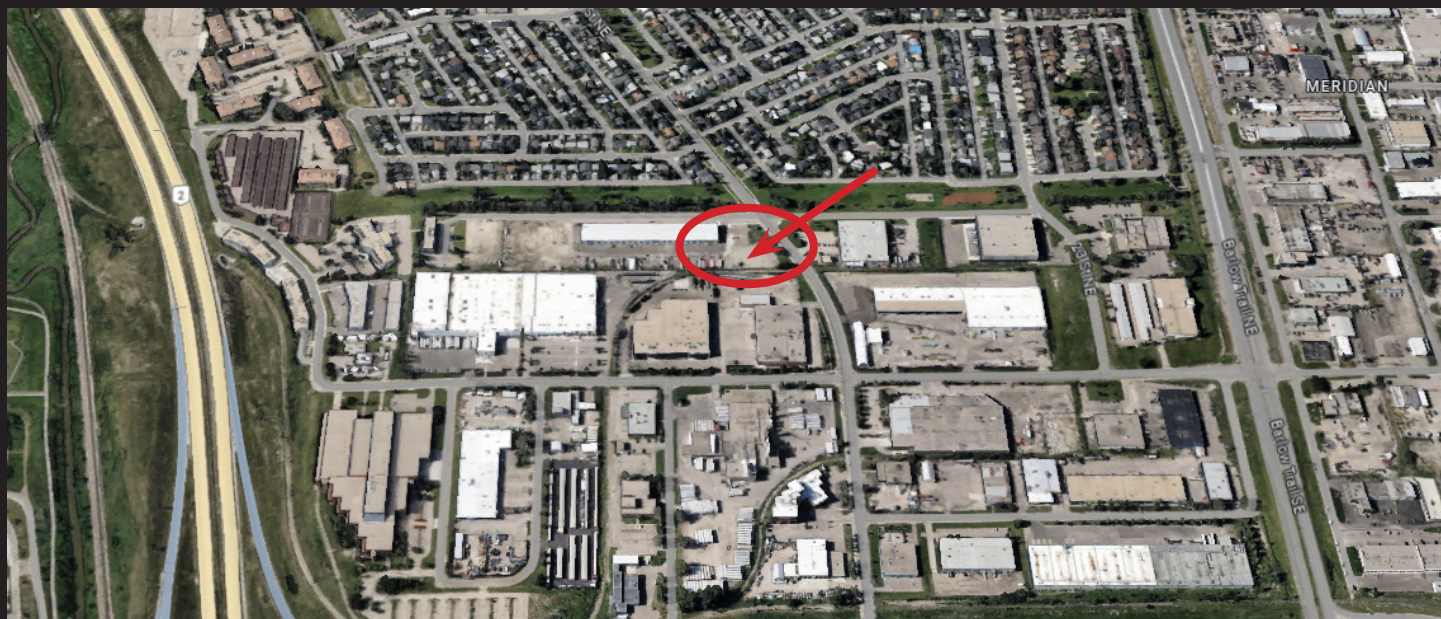
**\$1,090,000**

## Property Overview

- .75 Acre development site ideal for owner/user Build-to-Suit up to 20,000 SF building
- Excellent access to Barlow Trail, Deerfoot Trail, Memorial Drive and Highway 1
- Minutes away from shopping centres, major big box retailers and restaurants
- Bus stop adjacent to the building with the Barlow LRT just 3 minutes away
- Site has over \$100,000 in site improvements

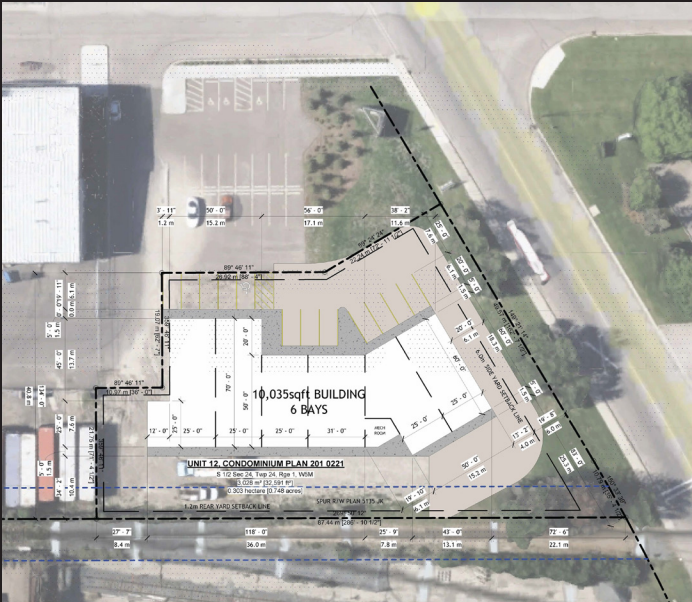
## Property Features

- |             |                                     |              |                                |
|-------------|-------------------------------------|--------------|--------------------------------|
| ■ District: | Mayland                             | ■ Site Size: | .75 Acres                      |
| ■ Zoning:   | I-G (Industrial General)            | ■ Parking:   | 21 exclusive on adjacent lands |
| ■ Legal:    | Condominium Plan<br>2010221 Unit 12 | ■ Taxes:     | \$20,165.33                    |
|             |                                     | ■ Available: | Immediately                    |





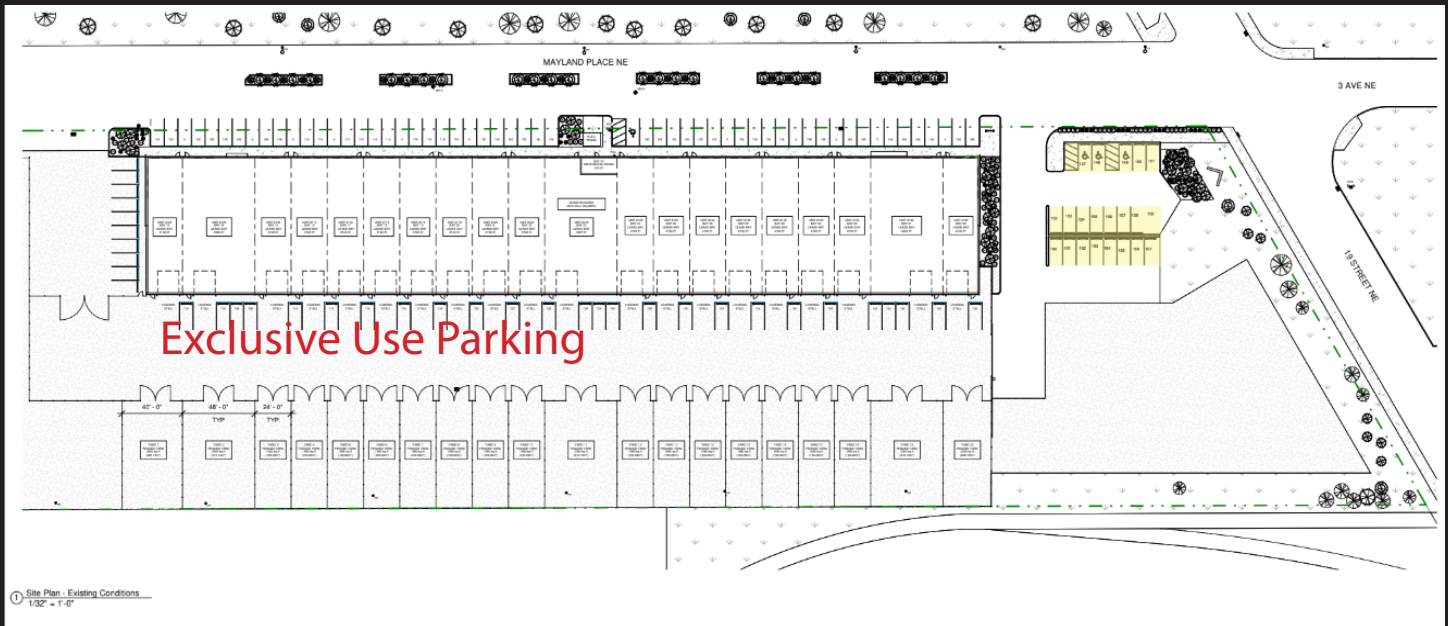
# SITE PLANS



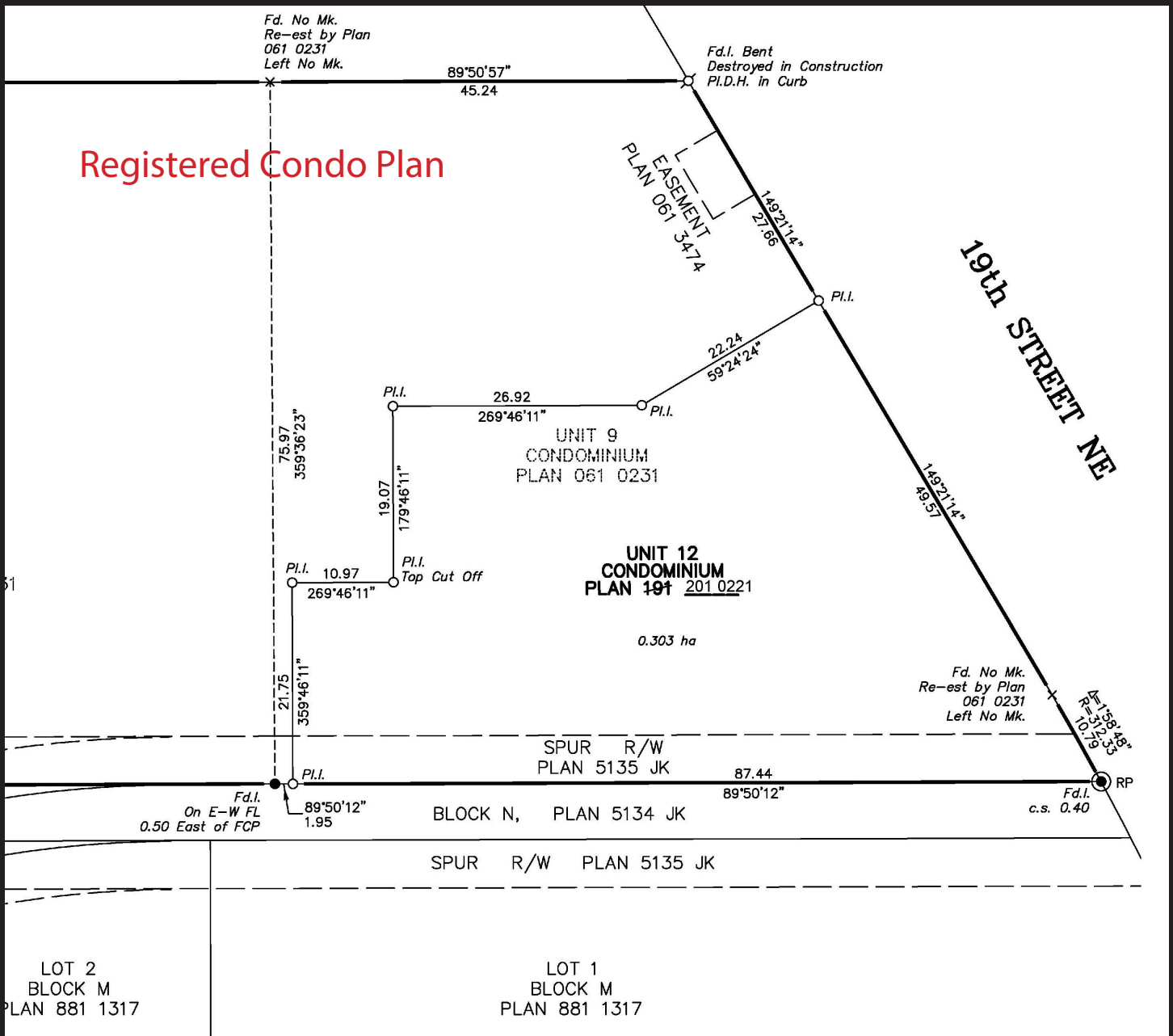
Site Plan - Option 1  
10,035 SF Building  
6 Bays



Site Plan - Option 2  
9,400 SF Building  
6 Bays



# CONDO PLAN



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