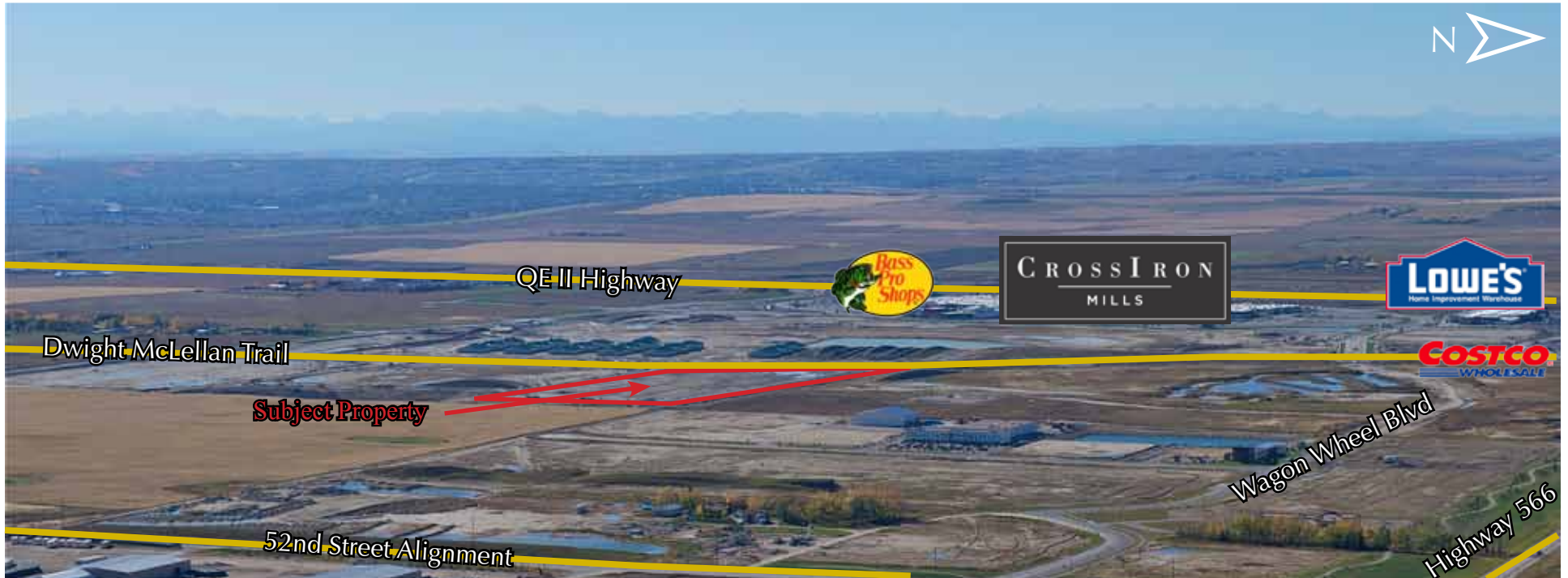


FOR SALE

261126 Dwight McLellan Trail, Balzac, Alberta

22.67 ACRES



Property Description

22.67 Acres

- Zoning: DC-109 Cell B
- Services: Fully Serviced (Water, Storm Water, Waste Water, Electricity, Data, Curb and Gutter)
- Legal: Plan 1012410, Block 2, Lot 1
- Asking Price: \$11,250,000 (\$496,250 per acre)

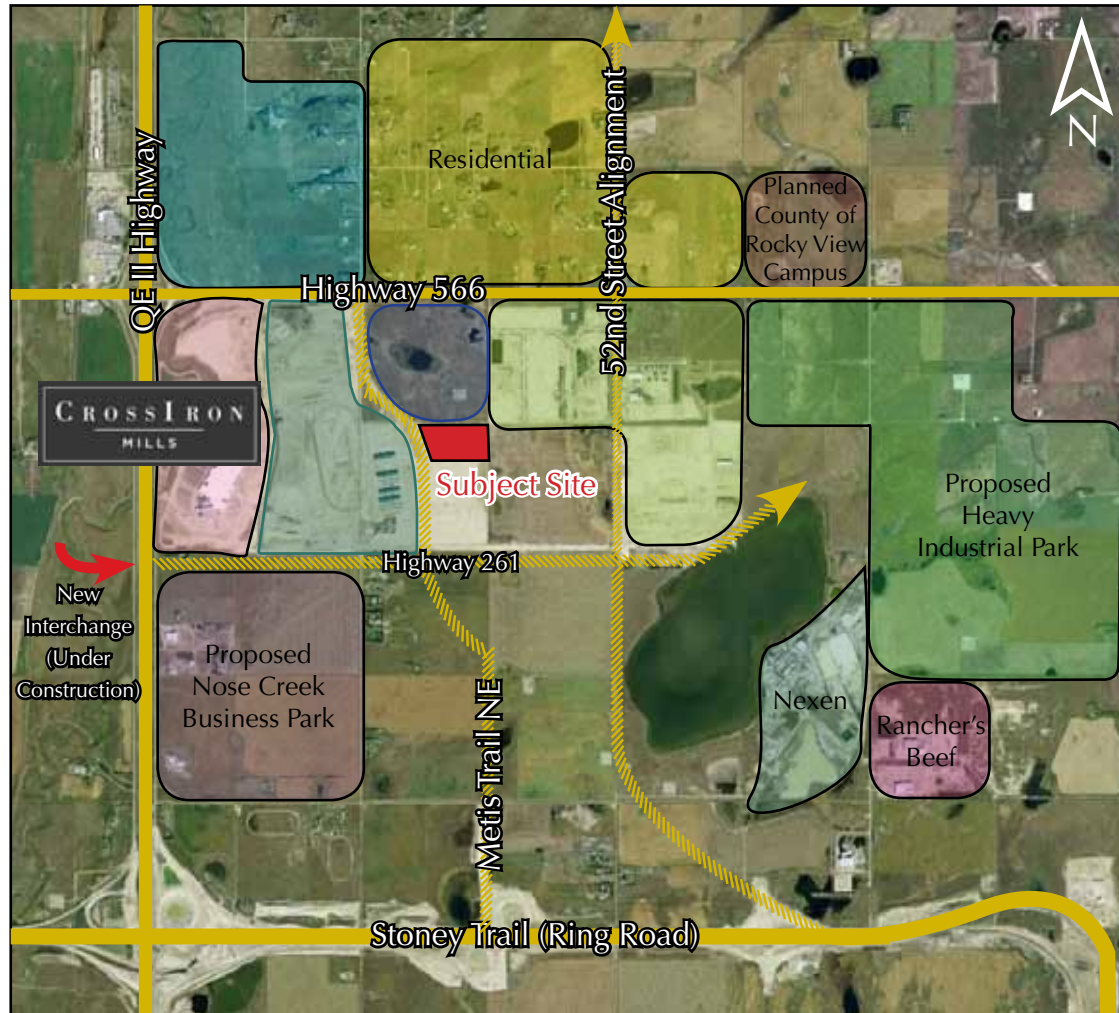
Property Highlights

- Industrial / Commercial business property, fully serviced and available immediately.
- Quick access to Highway 566, QEII Highway, Stoney Trail Ring Road (Transportation Utility Corridor) and Calgary International Airport.
- Near excellent amenities and services including the Cross Iron Mills Shopping Centre.
- Zoning suited for a wide range of Commercial and Industrial uses.

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22.67 ACRES



ADVENT
COMMERCIAL
REAL ESTATE GROUP

Advent Commercial
Real Estate Group
833 34th Avenue SE
Calgary, Alberta T2G 4Y9
T. 403-984-9800
F. 403-984-9810

For information and options on this
property contact:

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Luke Stiles
403-681-7810
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