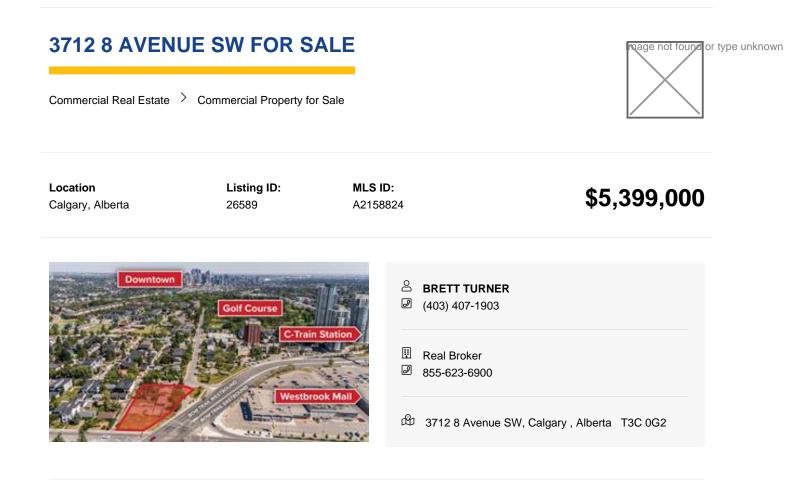


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Transaction Type For Sale

Zoning MU-1 f3.0h22

Structure Type Mixed Use

Legal Plan 2566GQ

Lot Size (Sq. Ft.) 32000

Access to Property

Transportation Nearby

Title Fee Simple

Subdivision Spruce Cliff

Property Type Commercial

Building Area (Sq. Ft.) 32000.00

Lot Size (Acres) 0.73

Inclusions

none

Days On Market 8

Year Built 2023

Property Sub Type Mixed Use

Building Area (Sq. M.) 2972.87

Lot Features Corner Lot,Near Shopping Center,Level,Near Golf Course,Near Public Transit

Restrictions Underground Utility Right of Way

Reports

Aerial Photos,Land Survey,RPR with Compliance

Direct Access, Lane, Major Shopping

Center, On Major Traffic Route, Public

Fully consolidated Mixed use site 32,000 ft2 total. Land Use M-U1 FAR 3.0 H22. Shopping and C-train directly across the street. The Bow trail corridor connects the affluent west Calgary suburbs to the downtown core, making this site an excellent mixed use commercial residential opportunity.

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