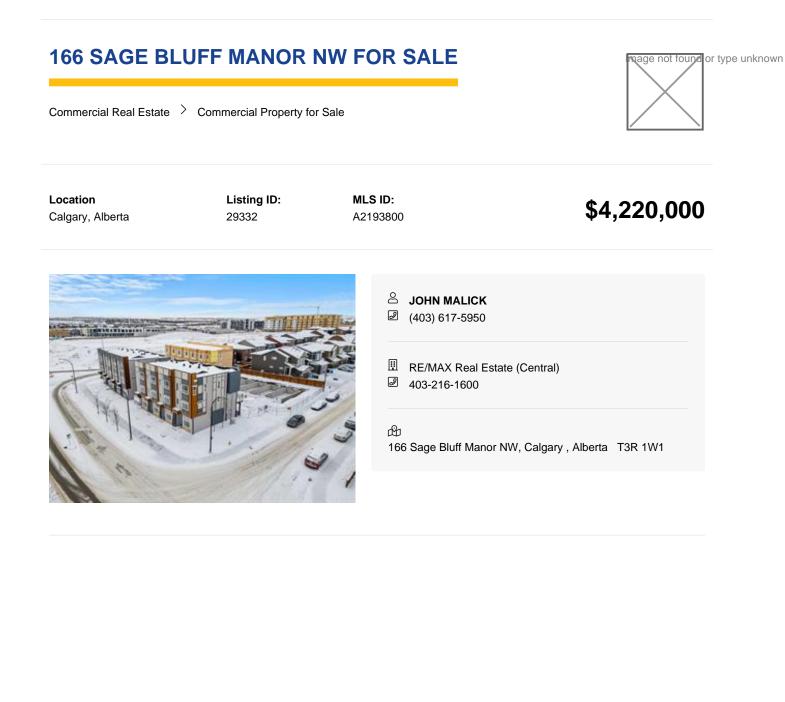


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Transaction Type For Sale

Subdivision Sage Hill

Property Type Commercial

Building Area (Sq. Ft.) 30419.00

Restrictions None Known Days On Market

Year Built 2024

Property Sub Type Multi Family

**Building Area (Sq. M.)** 2825.99

Reports Aerial Photos **Zoning** MR

Structure Type Townhouse

Legal Plan 1812246

Inclusions "As is Where is"

Great development opportunity where most of the heavy lifting has already been completed. 20-unit townhome project in the growing NW community of Sage Hill. The property consists of 4 separate blocks of 3 storey townhomes with single attached garages. The development permit has been released (DP2024-02986) and the building permit has been issued. The 9 units in the front two blocks (east) side appear to be mostly completed. There are 6 units at framing stage in the back (west) side and 5 units on the last block that have footings in place. Based on past listings of townhomes in the project, units look to be approximately 1,430 sq ft and have 2-and 3-bedroom plans. In a city where home prices are continually rising, having new and affordable housing options for sale in an excellent location is a wise investment.

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