

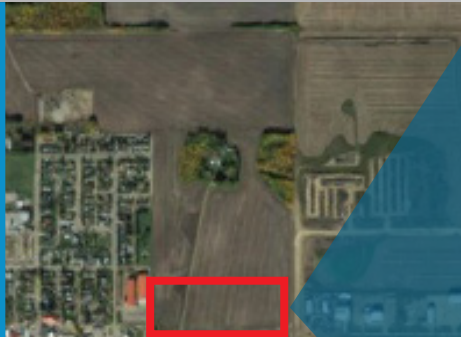
# LIZOTTE

AND ASSOCIATES REAL ESTATE INC

\$127,000/ACRE



50 AVENUE



50 STREET



RANGE ROAD 265



RANGE ROAD 264

## PROPERTY HIGHLIGHTS

### EXCEPTIONAL DEVELOPMENT OPPORTUNITY

#### LOCATION:

26501-50 AVENUE, CALMAR, AB

# FOR SALE

- SITE LOCATED ON CALMARS BUSIEST ROAD WHICH HAS OVER 8,800 VPD TRAFFIC COUNT
- MINUTES FROM THE EDMONTON INTERNATIONAL AIRPORT
- CALMAR MEDIAN HOUSEHOLD INCOME (2016): \$88,446
- CALMAR PER CAPITA INCOME (2016): \$42,333
- ZONING ALLOWS FOR 40% SITE COVERAGE
- IDEAL FOR HIGHWAY STRIP CENTRE, MOTEL, GAS BAR, SERVICE STATION, RESTAURANT

LIZOTTE  
AND ASSOCIATES REAL ESTATE INC

780.488.0888

WWW.LIZOTTEREALESTATE.COM

#1201 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8

# FOR SALE

## EXCEPTIONAL DEVELOPMENT OPPORTUNITY

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### PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** 26501-50 Avenue, Calmar, AB

**LEGAL ADDRESS:** Plan 9523940; Lot A

**SIZE:** 11.64 Acres (+/-)

**ZONING:** Highway Commercial permits the following uses:

- Accommodation Service
- Automotive and Equipment Repair
- Convenience Retail Service
- Gas Bar
- Restaurant
- Service Station

**PURCHASE PRICE:** \$1,480,000.00

**PRICE/ACRE:** \$127,000.00

*For sale or build to suit options available*

### MORE INFORMATION

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