## **FOR SALE**

#### .75 ACRES Development land



### 259 MAYLAND PLACE NE

CALGARY, AB

Julie Stefan, Associate 403-804-1399 | jstefan@royallepagecommercial.com

Royal LePag® Solutions, Brokerage 205, 264 Midpark Way SE, Calgary, AB Independently Owned & Operated John Hamilton, Associate 403-815-9041 | hamilton.calgary49@gmail.com

CMS Real Estate Ltd, Brokerage 136 - 17 Avenue NE, Calgary, AB



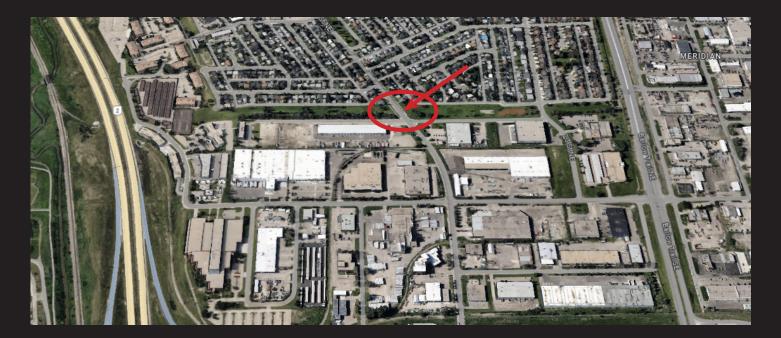
# **PROPERTY OVERVIEW**

### **\$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)	Taxes:	\$20,165.33
Legal:	Condominium Plan	Available:	Immediately
	2010221 Unit 12		



### ROYAL LEPAGE® **COMMERCIAL**™