

SALIENT DATA

Name of Facility	Development Site
Address:	C/A must be signed for this opportunity.
Size in sq. ft.	98,500+/- square feet (2.25 acres)
Property Taxes & Year:	\$94,757 for 2022
<u>Financing:</u>	Treat as clear title.
General comments:	First time offered and great opportunity! Approximately 2.25 acres (98,500 sq. ft.) of paved C-COR3 development land. Close to Peter Lougheed Hospital with great access to public transit. C-COR3 zoning on this site allows up to 12 metres height for development.
Additional Details:	This is a unique site with a one-of-a-kind scenario which must be explained. Please call for details.
ASKING PRICE:	\$8,750,000

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