

SALIENT DATA

Name of Facility	Development Site
Address:	3444 – 32 Avenue NE, Calgary
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: **GREAT DEVELOPMENT SITE 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. Would be ideal for medical offices, private clinics or any commercial and retail combination.**

Additional Details: **This is a unique site with a one-of-a-kind cash flow scenario which must be explained. The property has a pub of approximately 7,000 sq. ft. which nets over \$400,000+ to the bottom line.**

Please call me for details - Gord Hyland at 403-703-7827.

ASKING PRICE: **\$6,999,000**

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland at MaxWell Capital Realty (403-253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland and MaxWell Capital Realty take no responsibility for the accuracy of the information provided and advise any potential purchaser to carry out their own research and due diligence to verify the accuracy of the information.