



GRASSROOTS
REALTY GROUP

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8080R 9 Avenue SE
Calgary, Alberta

MLS # A2189913



\$10,140,000

Division:	Belvedere
Lot Size:	13.52 Acres
Lot Feat:	Near Public Transit, Near Shopping Center
By Town:	-
LLD:	-
Zoning:	S-FUD
Water:	-
Sewer:	Septic Tank
Utilities:	-

This prime piece of land is centrally located immediately north of East Hills Costco and the RioCan East Hills Shopping Centre and immediately adjacent to new development proposal (133 acres). Lots of growth underway in Belvedere with TriStar Communities Belvedere Rise and Minto East Hills residential neighborhoods well underway, Genesis Huxley community coming soon, and the Memorial Drive Extension Functional Planning Study is in full swing. 13.52 Acres at \$750,00/acre (12.26 acres with adjoining 1.26 acres) in Belvedere ASP with 2,000+ foot frontage to busy Stoney Trail Freeway. Services are nearby. Transit to downtown via Calgary Transit's MAX Purple rapid transit bus route service at East Hills Retail (across street from subject land). This 13.52 acre property is immediately north of the RioCan East Hills Calgary retail development which is located at 17th Avenue SE and Stoney Trail and includes major retailers Costco, Walmart, Cineplex, Marshalls, PetSmart, Michaels, Staples and many others under construction. The 13.52 acre property is currently S-FUD. Primarily Land Value (modular home has structural issues). Excellent elevated panoramic south and west mountain and city views. Tenant occupied with cell tower and tenant income, access by appointment only.