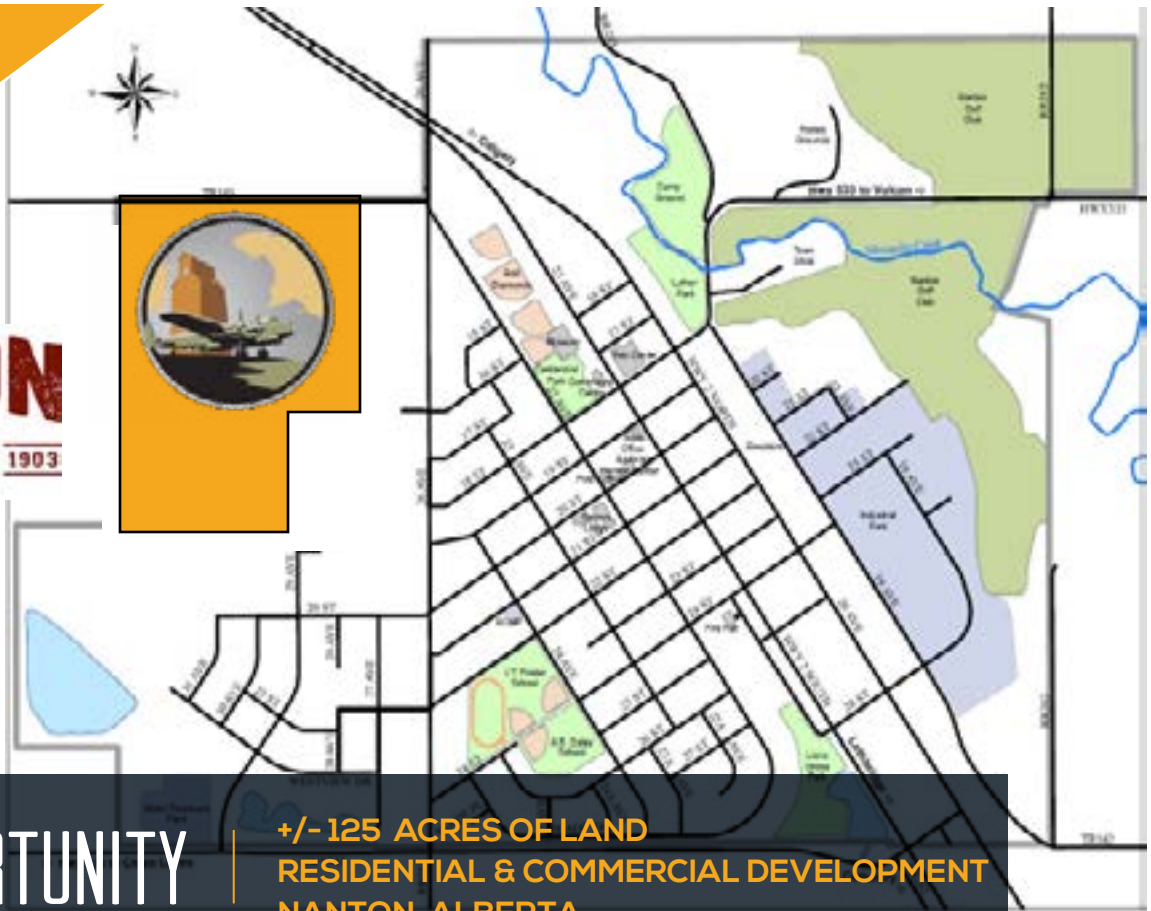
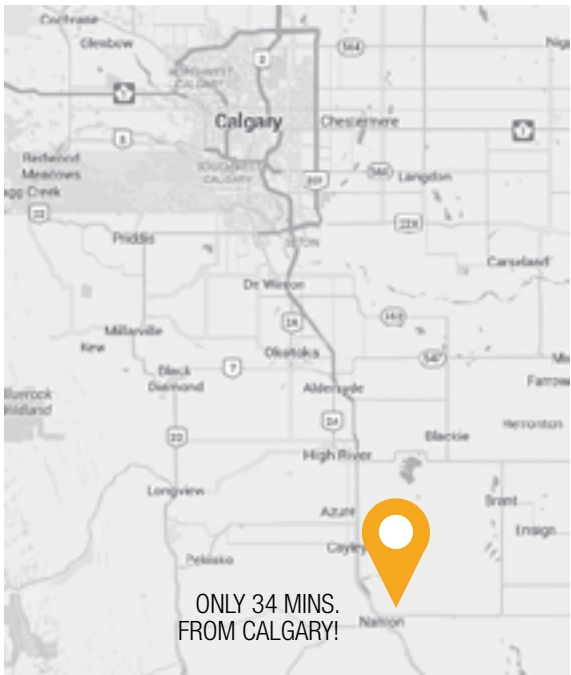


For Sale



GREAT OPPORTUNITY

**+/- 125 ACRES OF LAND
RESIDENTIAL & COMMERCIAL DEVELOPMENT
NANTON, ALBERTA**



ONLY 34 MINS.
FROM CALGARY!


HIGHLIGHTS

Situated in the Town of Nanton the development site consists of approximately 125 acres. This land is being sold as a “Turn-Key” Development with the ASP already approved by the Town on Nanton and Phase 1 of the 7 Phase development is ready to begin. The development plan consists of a Commercial Village Centre, Low and Medium Density Residential Housing, Parks and Recreational Space, School and Municipal Reserve.


PROPERTY DESCRIPTION

Price:	\$45,000 per acre
Size:	+/-125 Acres
Zoning:	AT (Agricultural Transitional)

DEMOGRAPHICS

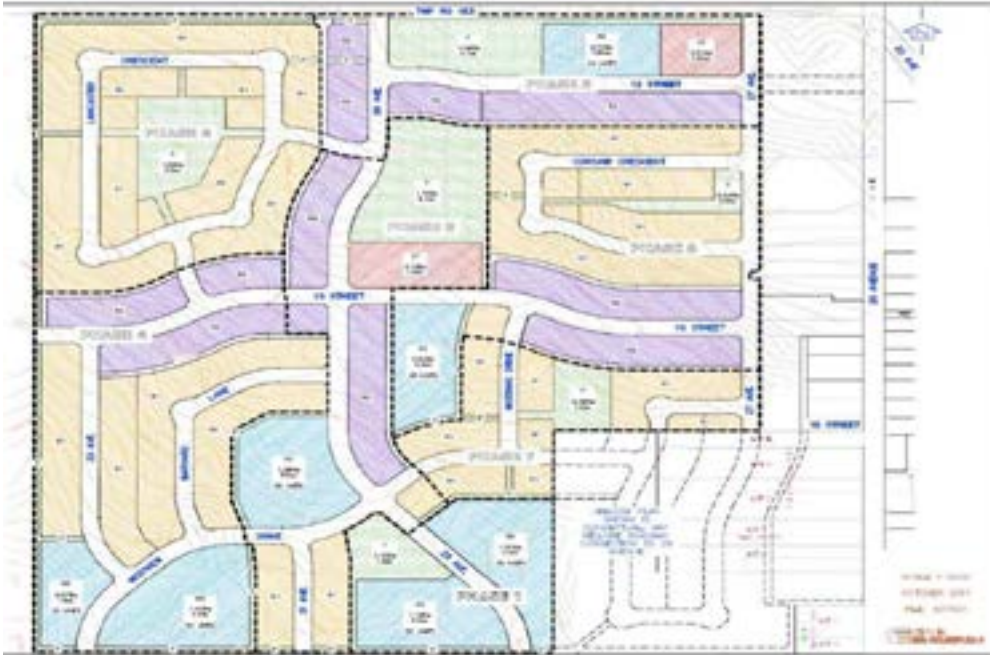

Population
2,132


Household Income
\$23,809


Median Age
49.4

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Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
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PROPOSED DEVELOPMENT MIX

Type of Dwelling	Number of Dwellings	Population
With Commercial	12	28
Multifamily	224	515
Two Family	164	377
Single Family	231	531
Total:	631	1451

CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

Steven Butt
President

403.802.6766
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