

For Sale

Cowboy Trail

3 St SW

# PROPOSED DEVELOPMENT

116 3 STREET SW  
SUNDRE, ALBERTA



## HIGHLIGHTS

- Proposed 3 storey apartment complex on 0.937 acres of land centrally located by Cowboy Trail with a Average Annual Daytime Traffic count of 20,540 vehicles.
- The Town of Sundre has a population of 2,729 people and a trade area of 8,000. The summertime population of Sundre is 12,000 people with all of the beautiful seasonal and short term camping in the immediate area.
- Sundre is a centre hub of activity being only 93 km from Calgary and 95 km from Red Deer. Sundre is very supportive of business development and is in desperate need for rental accommodations.
- With all amenities and services, access to nature, and an abundance of recreation, Sundre offers a super quality of living.

## PROPERTY INFO



### Zoning

C-1: Central Commercial



### Lot Size

0.937 Acres



### Land

Flat Site

## PROPERTY DESCRIPTION

<b>Price:</b>	Please Contact
<b>Lot Size:</b>	0.937 acres
<b>Proposed Building Sq. Ft.:</b>	13,388 sq. ft. includes 1,082 sq. ft. Commercial Bay
<b>Legal Descriptions:</b>	SE 1/4 Sec. 4; Twp 33; Rge 5; W 5 Mer Block V; Plan 7985 HB

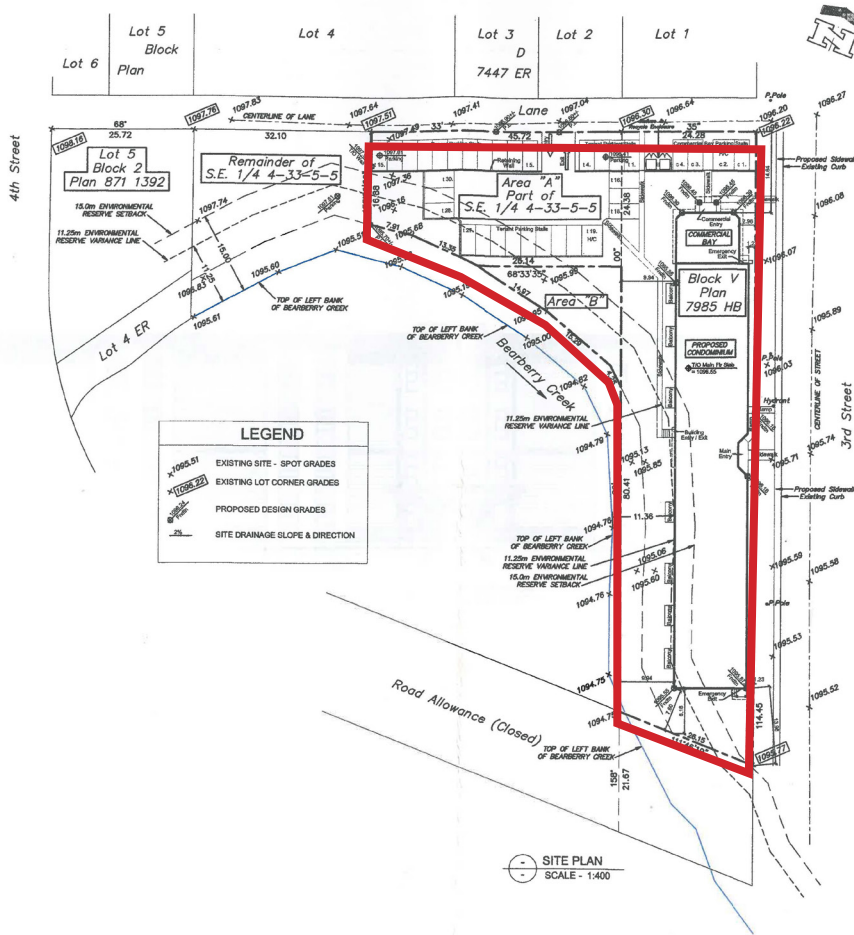
**HEAD OFFICE**  
Suite 300, 1324 – 11 Avenue SW  
Calgary, Alberta T3C 0M6  
**Toll Free** 1.800.750.6766  
[AvenueCommercial.com](http://AvenueCommercial.com)

**AVENUE** | Commercial  
Real Estate Solutions



# SITE PLAN

116 3 Street SW, Sundre, Alberta



## Central Commercial Zoning Permitted Uses:

- Accessory Building
- Amusement Establishments
- Minor Brew Pub
- Contractor Services
- Ltd. Custom Manufacturing Establishments
- Eating and Drinking Establishments
- Minor Financial Services
- Government Services
- General Government Services
- Retail Health Services
- Household Repair Services
- Home Occupation
- Minor Liquor Store
- Personal Service Shops
- Professional Offices & Support Services
- Protective Emergency Services
- Public Parks
- Public Utility Buildings
- Retail Stores
- Convenience Retail Stores
- General Secondhand Store
- Signs, except billboards
- Veterinary Services



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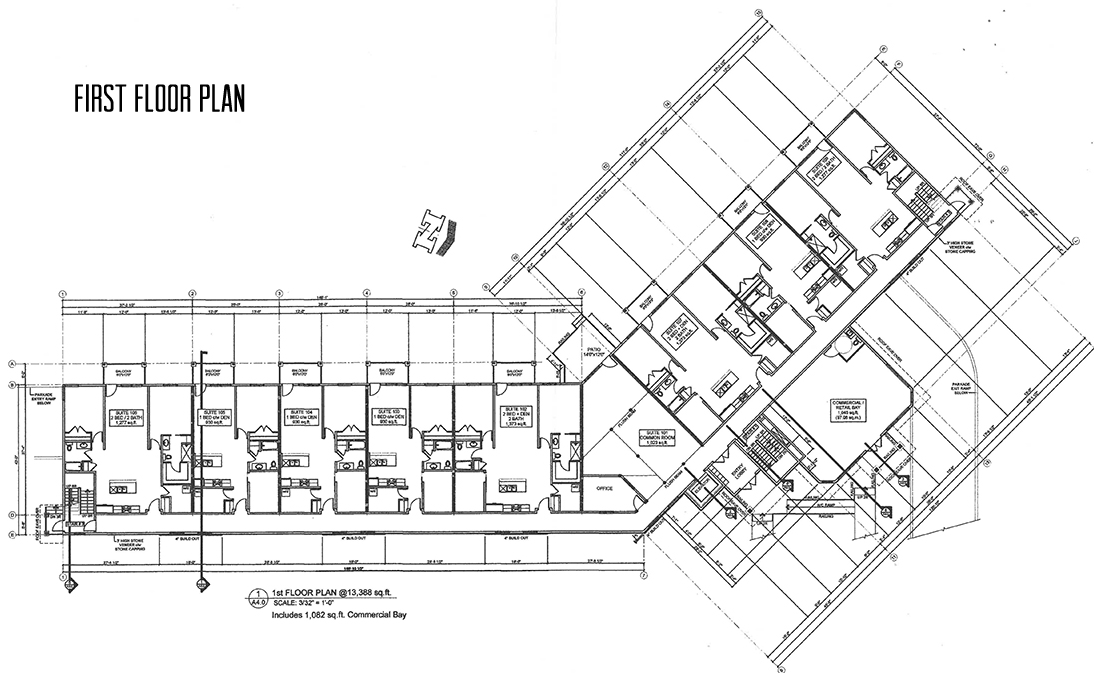
## WEST ELEVATION



## NORTHEAST ELEVATION



## FIRST FLOOR PLAN



1st FLOOR PLAN @ 15,388 sq. ft.  
SCALE: 3/32" = 1'-0"  
Includes 1,082 sq. ft. Commercial Bay

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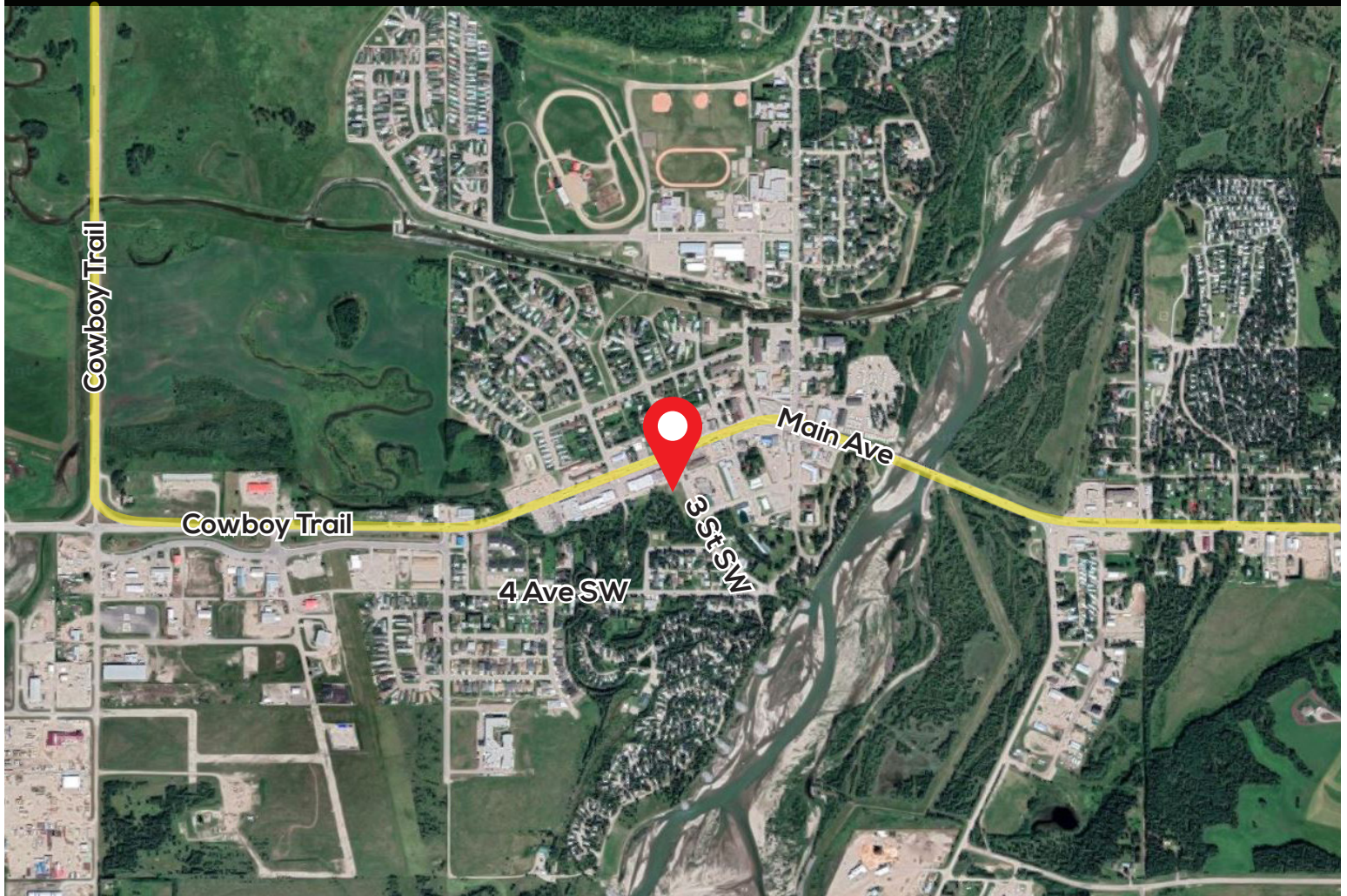
**Main** 403.802.6766

**Toll Free** 800.750.6766



# LOCATION

116 3 Street SW, Sundre, Alberta



## CHOOSE YOUR AVENUE

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**Lila Miller**

*Associate*

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