

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.
- Includes the underground parking, with a phase one environmental, design, permits, concrete, inspections and development being done.
- 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.

PROPERTY INFO



Zoning

C-1: Central
Commercial



Lot Size

0.937 Acres



Land

Flat Site

PROPERTY DESCRIPTION

Price: \$1,500,000

Lot Size: 0.937 acres

Proposed Building Sq. Ft.: 13,388 sq. ft.
includes 1,082 sq. ft. Commercial Bay

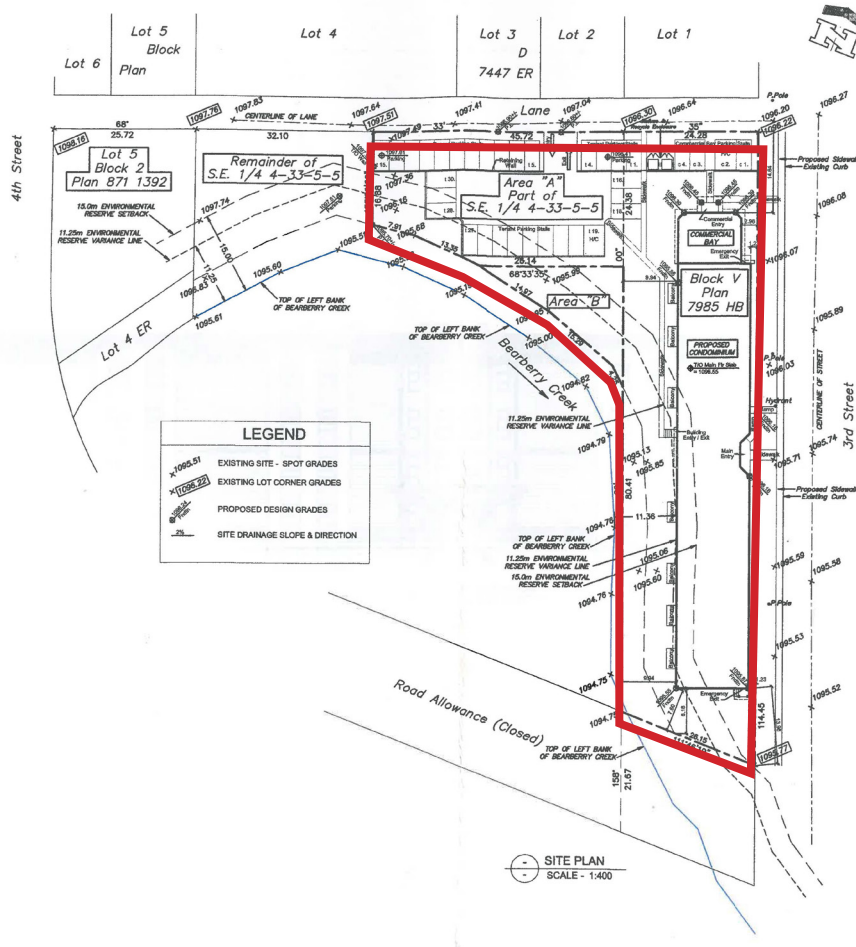
Legal Descriptions: SE 1/4 Sec. 4; Twp 33; Rge 5; W 5 Mer
Block V; Plan 7985 HB

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

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



PROPOSED DEVELOPMENT

116 3 Street SW, Sundre, Alberta

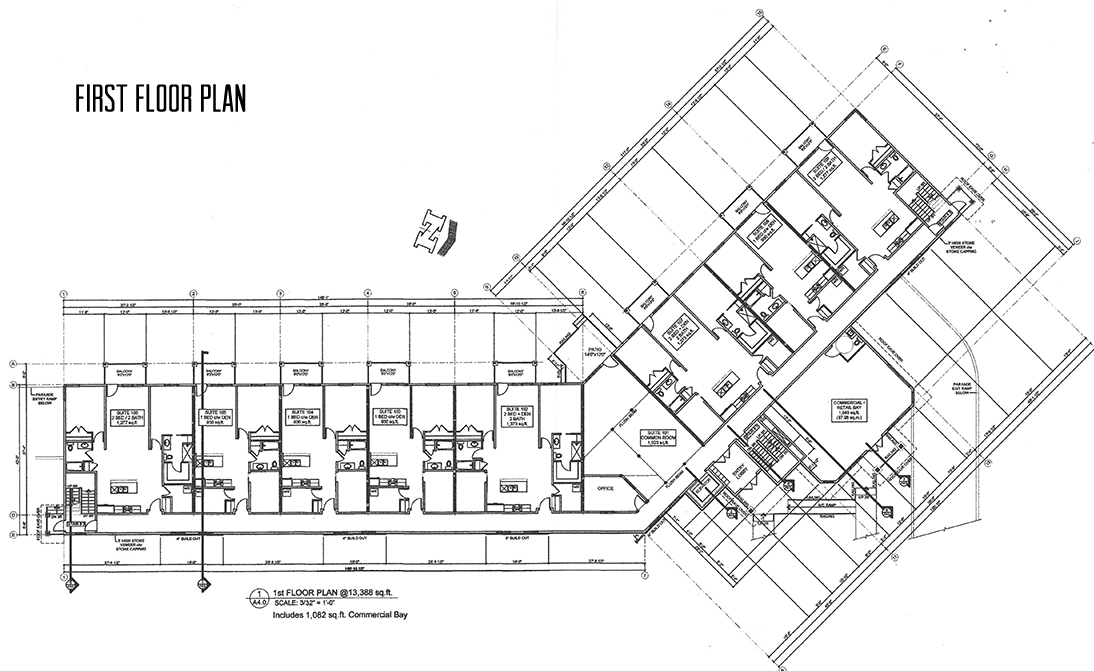
WEST ELEVATION



NORTHEAST ELEVATION



FIRST FLOOR PLAN



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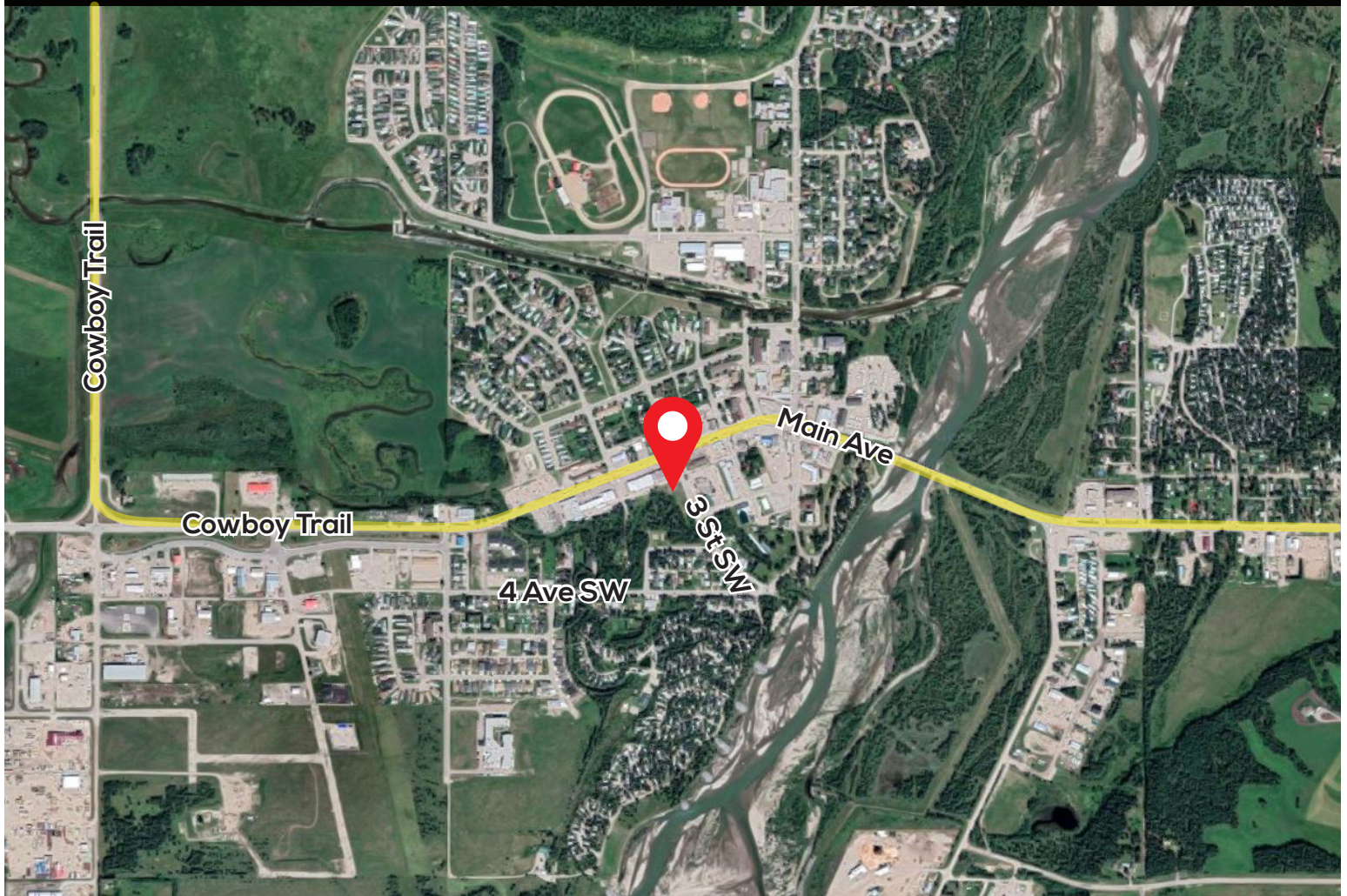
Main 403.802.6766
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LOCATION

116 3 Street SW, Sundre, Alberta



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