



Land for Sale

Highlights

- Prime development or owner/occupier opportunity
- Zoned DC 114Z98
- Rare high exposure land in SE region
- Direct Barlow Trail and 50 Avenue SE frontage
- Site is visible from three roadways
- No building commitment or architectural guidelines
- Full services available
- Initial approval from the City of Calgary for right-in/
right-out access off 50 Avenue SE

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Carey Koroluk

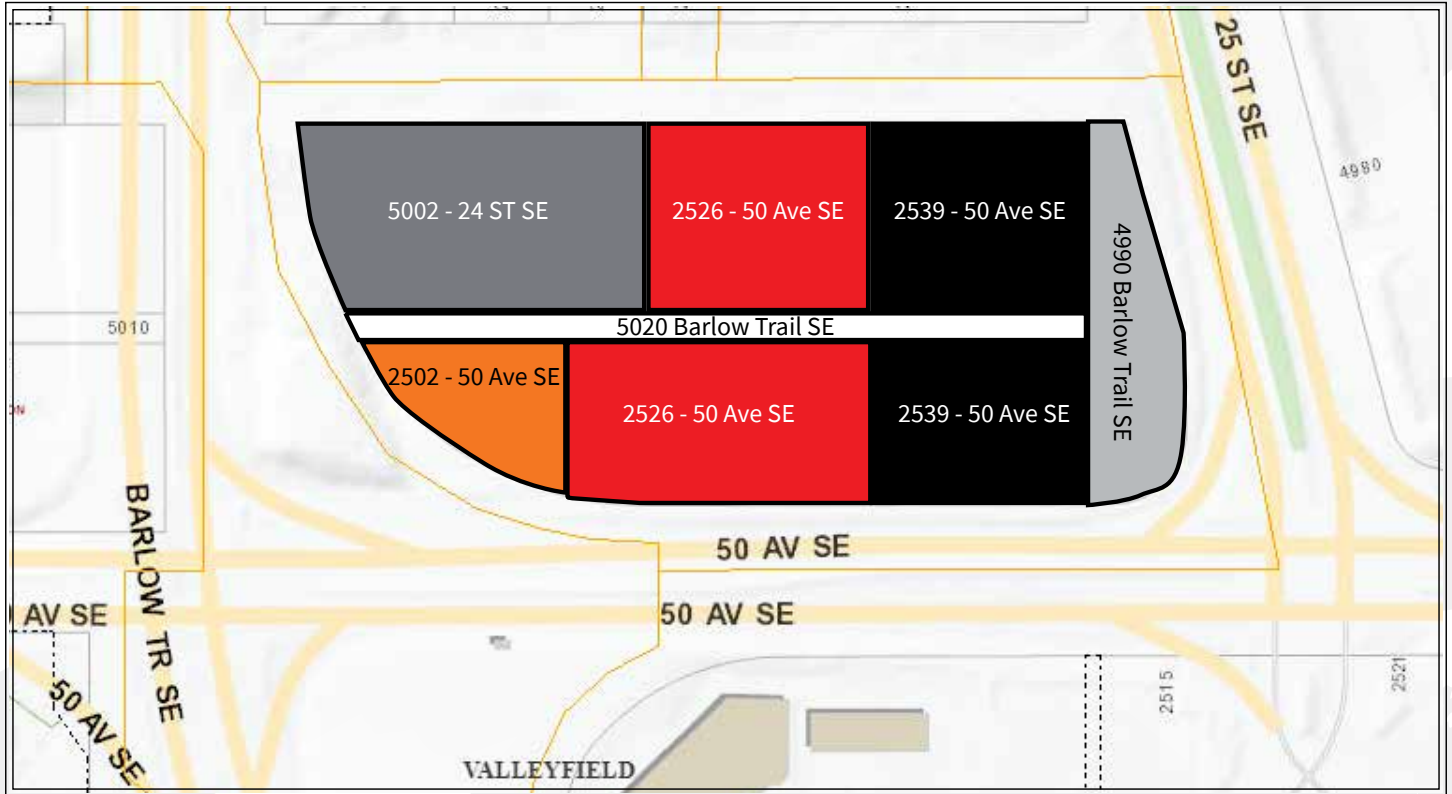
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Austin Smith

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Site Plan



Property Information

ADDRESSES:	2502 - 50 Avenue SE 2526 - 50 Avenue SE 2539 - 50 Avenue SE 4990 Barlow Trail SE 5002 - 24 Street SE 5020 Barlow Trail SE
DISTRICT:	Valleyfield
ZONING:	DC 114Z98
SITE SIZE:	3.02 acres
SALE PRICE:	\$3,000,000.00
TAXES:	\$70,552.28

Zoning Guidelines

City of Calgary Direct Control District
Bylaw 114Z98 includes the Permitted and Discretionary Uses of Zoning Bylaw C-2 with the following modifications:

Added Uses:

- Equipment Sales and Rentals
- RV & Commercial Vehicle Sales & Repair

Excluded Uses:

- Childcare
- Retail Food Stores
- Large Format Retail Stores
- All Residential Uses