

FOR SALE

SOUTH VALLEY BUSINESS CENTRE

3801, 5, 7, 9, 11 & 13 - 52 Street, Valleyview, AB

LAND DEVELOPMENT & BUILD TO SUIT OPPORTUNITY PROPERTY HIGHLIGHTS

- Various vacant land parcels located adjacent to South Valley Square, which include the follow retailers: Dairy Queen, Subway, Pharmasave & Urban Cannabis.
- Strategically located with direct access to Highway 43.
- Average number of vehicles per day is 5,980 along Highway 43.
- High exposure signage opportunities available.
- CH Highway Commercial Zoning allows for a large variety of uses.
- Sale Price: Starting From \$225,000.00/LOT
- Sizes Available: 1.58 - 6.97 Acres

Jeff McCammon, CCIM
Senior Associate
[780 445 0026](tel:780-445-0026)
jeff.mccammon@cwedm.com

Doug Bauer
Senior Associate
[780 991 6456](tel:780-991-6456)
doug.bauer@cwedm.com

Devan Ramage
Associate
[780 702 9479](tel:780-702-9479)
devan.ramage@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com



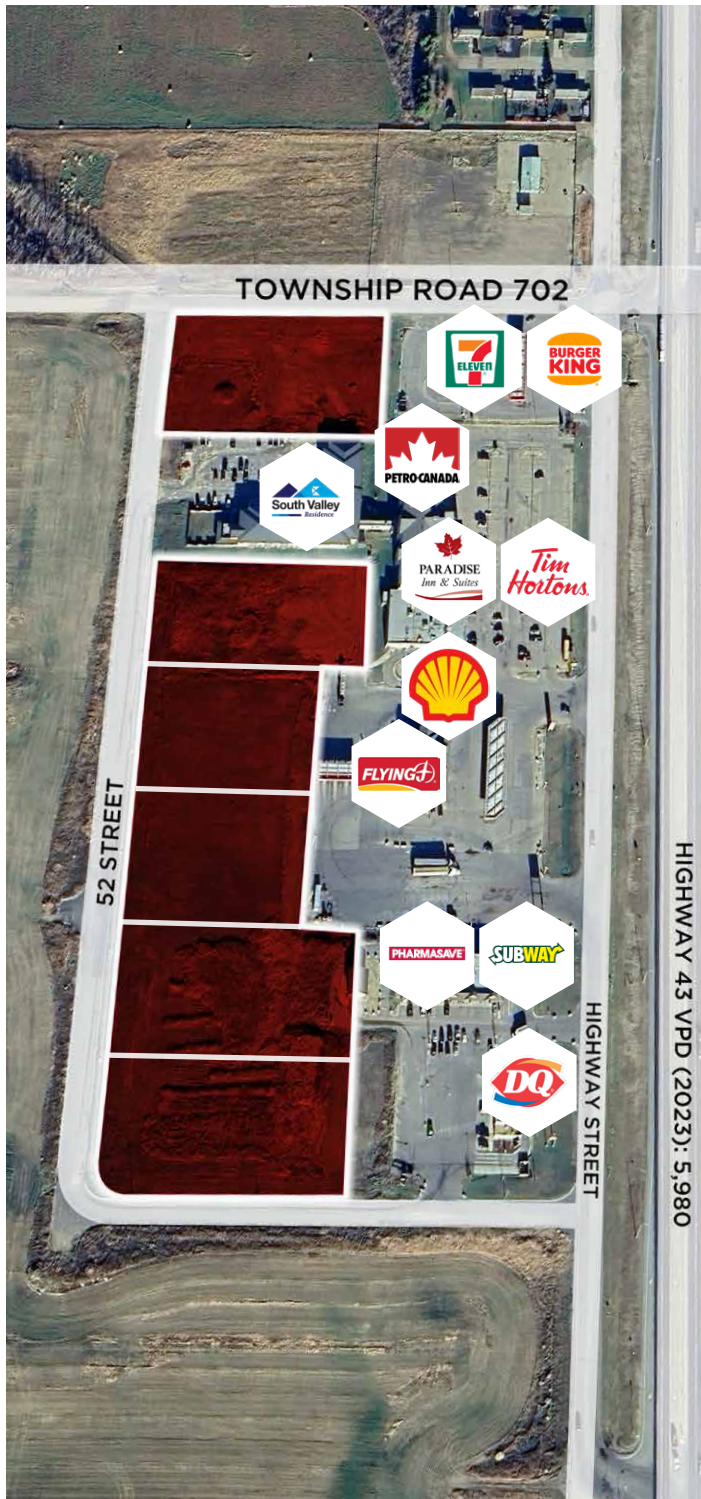
PROPERTY DETAILS

Municipal Address: 3801, 5, 7, 9, 11 & 13
52 Street, Valleyview, AB

Zoning: CH - Highway Commercial

Legal Description: Plan 1321543, Block 1,3,4,5,6
& 7, Lot 1

AERIAL



DEMOGRAPHICS



POPULATION

3 KM	5 KM
1,625	1,925



HOUSEHOLDS

3 KM	5 KM
605	735



AVERAGE INCOME

3 KM	5 KM
\$120,811	\$122,034



VEHICLES PER DAY

5,980 on Highway 43

PROPERTY PHOTOS



SOUTHWEST FACING

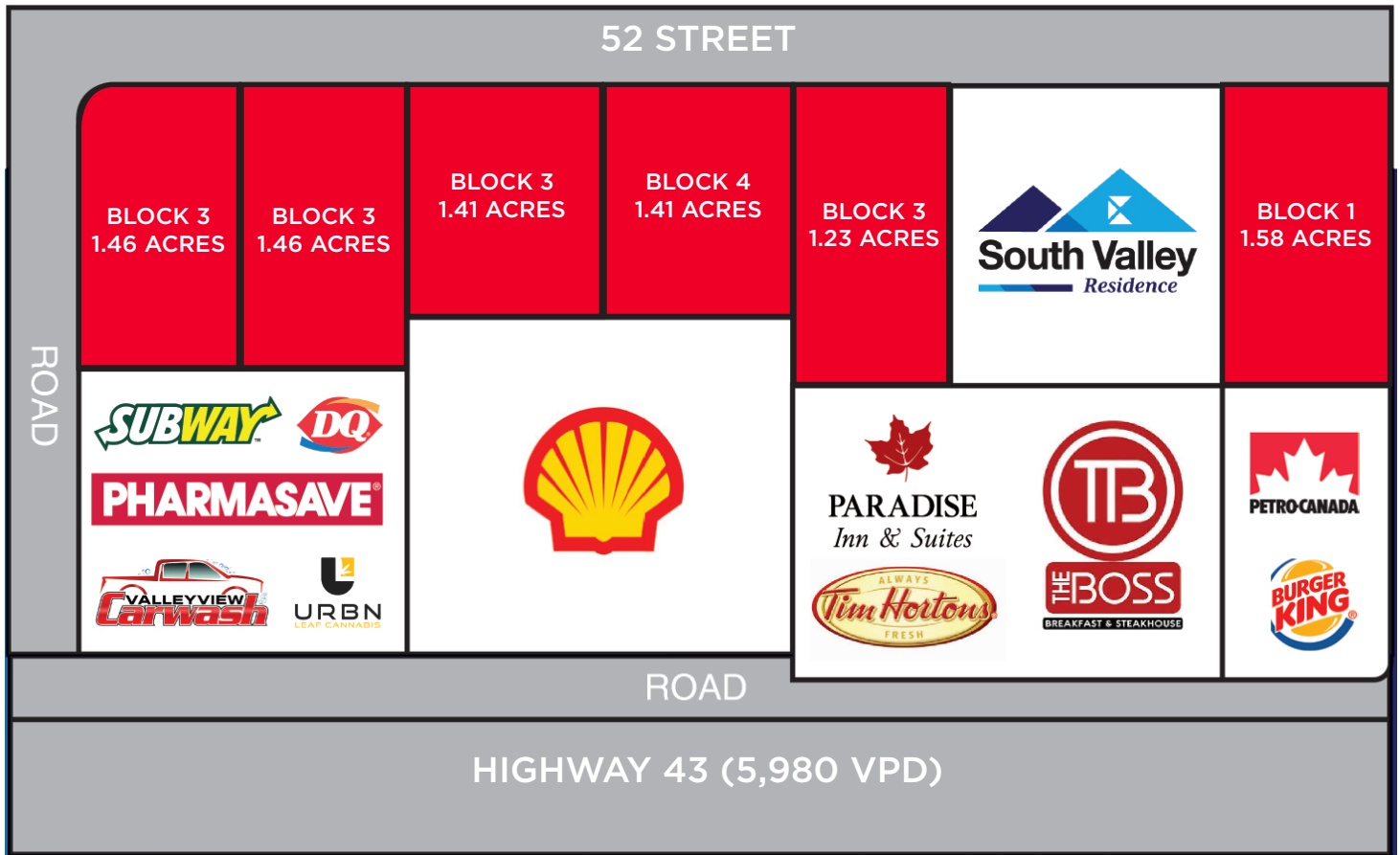


NORTHWEST FACING



NORTH FACING

SITE PLAN



CUSHMAN & WAKEFIELD
Edmonton

Jeff McCammon, CCIM
Senior Associate
780 445 0026
jeff.mccammon@cwedm.com

Doug Bauer
Senior Associate
780 991 6456
doug.bauer@cwedm.com

Devan Ramage
Associate
780 702 9479
devan.ramage@cwedm.com