

FOR SALE

# SOUTH VALLEY BUSINESS CENTRE

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

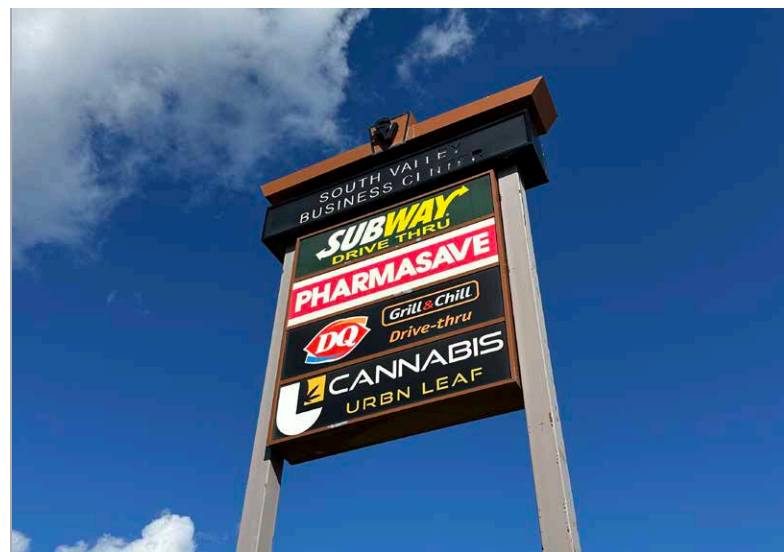


**CUSHMAN &  
WAKEFIELD**  
Edmonton

## VACANT LAND FOR SALE

### 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



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# 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 1,625	5 KM 1,925
	HOUSEHOLDS	
	3 KM 605	5 KM 735
	AVERAGE INCOME	
	3 KM \$120,811	5 KM \$122,034
	VEHICLES PER DAY	
	5,980 on Highway 43	



## PROPERTY PHOTOS

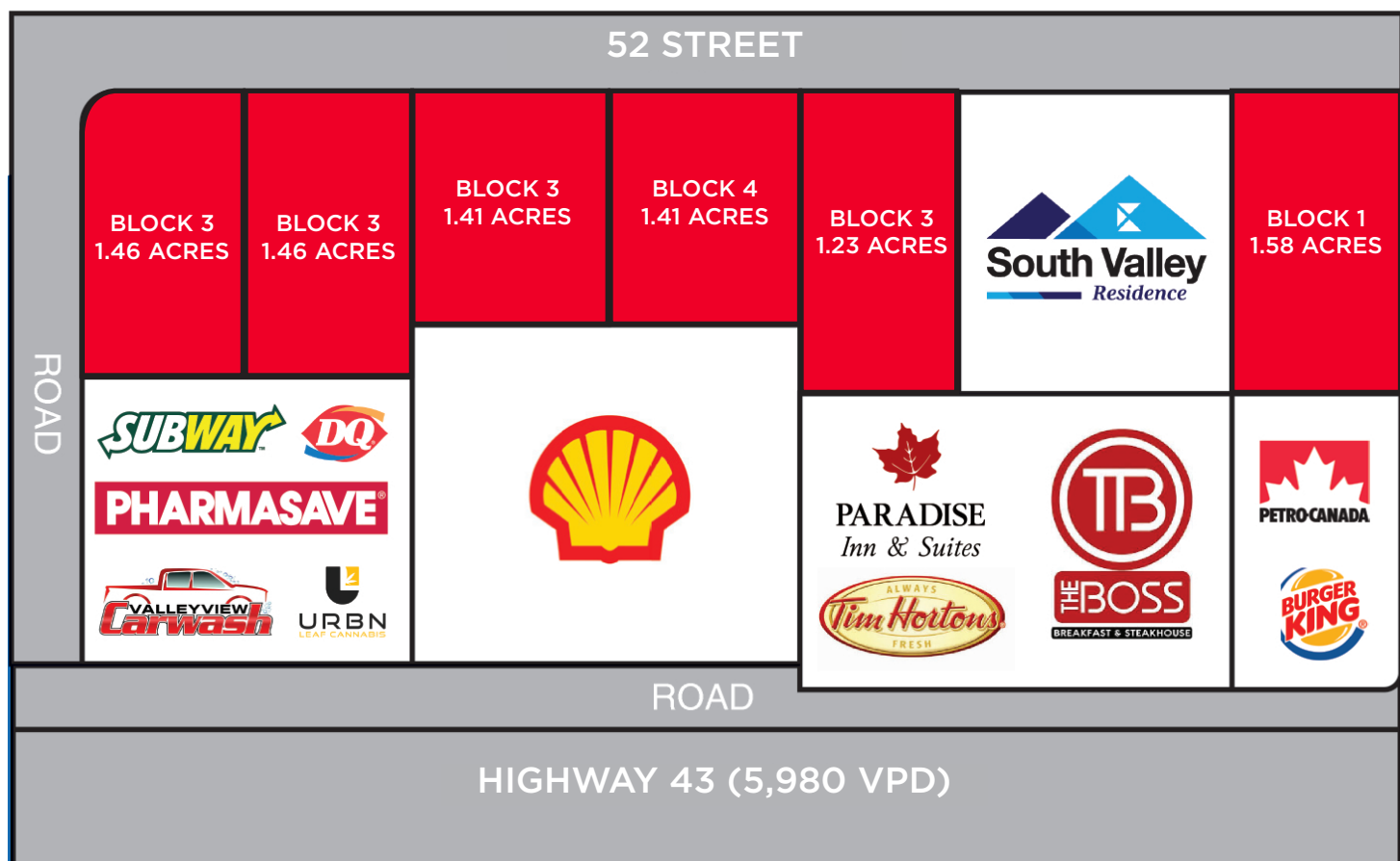
SOUTH FACING



NORTH FACING



# SITE PLAN



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