COMMERCIAL LAND
FOR SALE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

120 - 62nd Avenue SE, Calgary, AB

1.0 Acre C-COR3 Development Site Steps from Macleod Trail



- Rare Inner-City Commercial Land -Shovel-Ready
- C-COR 3 Zoning
- Close Proximity to Major Retail Centre

HARVEY ARONOVICH
VICE PRESIDENT, PRINCIPAL
C: 403-560-2059
haronovich@lee-associates.com

TATE ARONOVICH
VICE PRESIDENT, PRINCIPAL
C: 403-689-1079
taronovich@lee-associates.com

5040 - 12A Street SE | Calgary, AB T2G 5K9 | lee-associates.com/calgary

PROPERTY DETAILS

SITE SIZE:
1.00 acres
(210’ x 207’)

ASKING SALE PRICE:
$1,750,000.00

PROPERTY TAXES:
TBV

DISTRICT:
Glenmore Central

LEGAL:
Plan Calgary 4912EC

ZONING:
C-COR 3

TOPOGRAPHY:
Undeveloped with slope to East property line





COMMENTS:

» Flexible zoning: C-COR3 is a commercial corridor district aimed at sites along major roads and in industrial areas, accommodating mid-scale retail and medium to large eating and drinking uses, with vehicles accessing the development directly from the road.

» Broad permitted-use base: The district’s use list includes office, retail and consumer service, supermarket, fitness centre, health care service, financial institution, and vehicle rental and sales (minor)

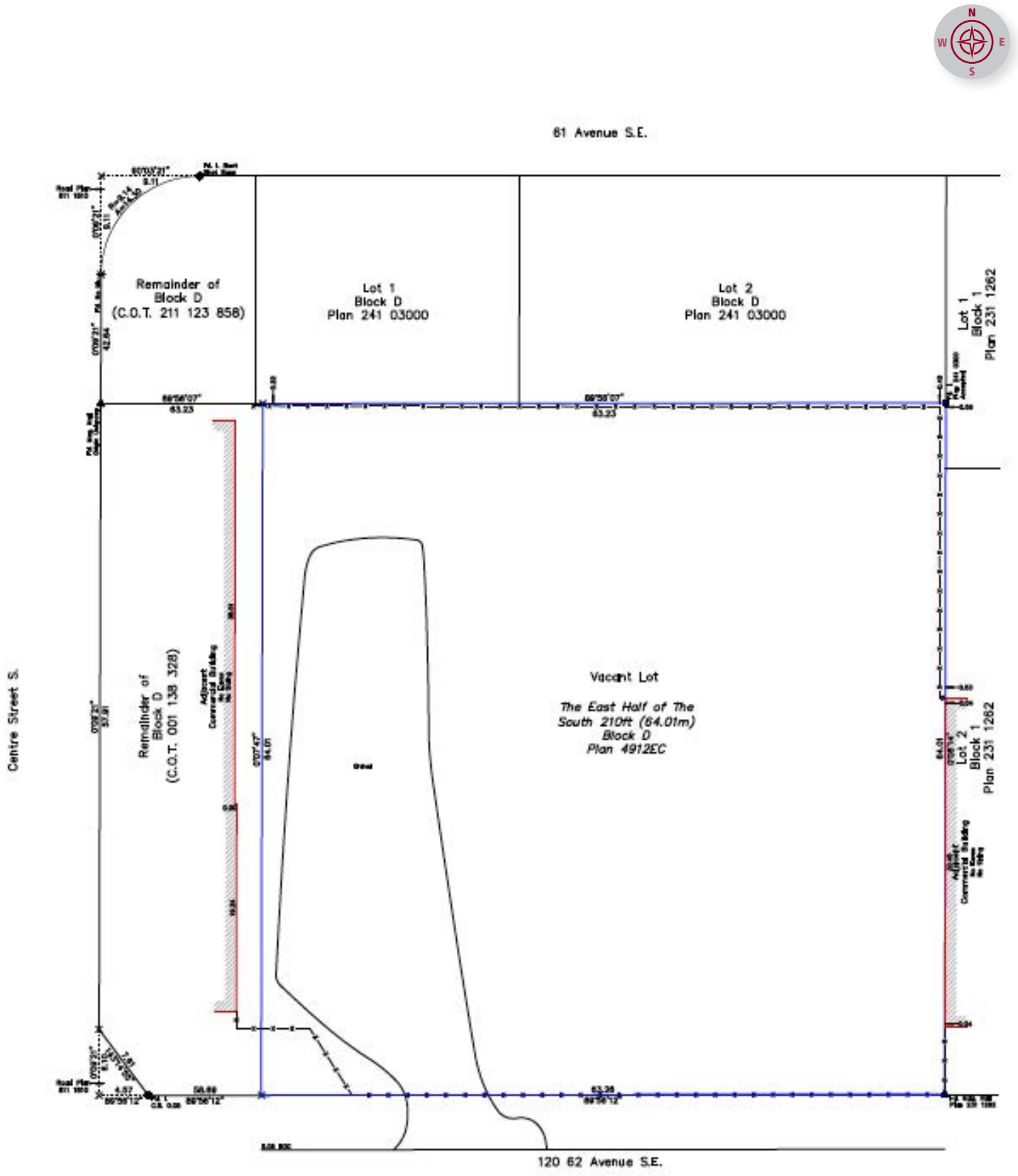
» Location: Just off Macleod Trail in the Chinook / Manchester commercial node, with strong traffic counts, transit nearby, and established retail and service users around it.

PERMITTED USES INCLUDE:
- Beverage Container Quick Drop Facility
- Catering Service – Minor
- Convenience Food Store
- Financial Institution
- Fitness Centre
- Health Care Service
- Instructional Facility
- Pet Care Service
- Protective and Emergency Service
- Recyclable Material Drop-Off Depot
- Retail and Consumer Service
- Specialty Food Store
- Vehicle Rental – Minor Vehicle Sales

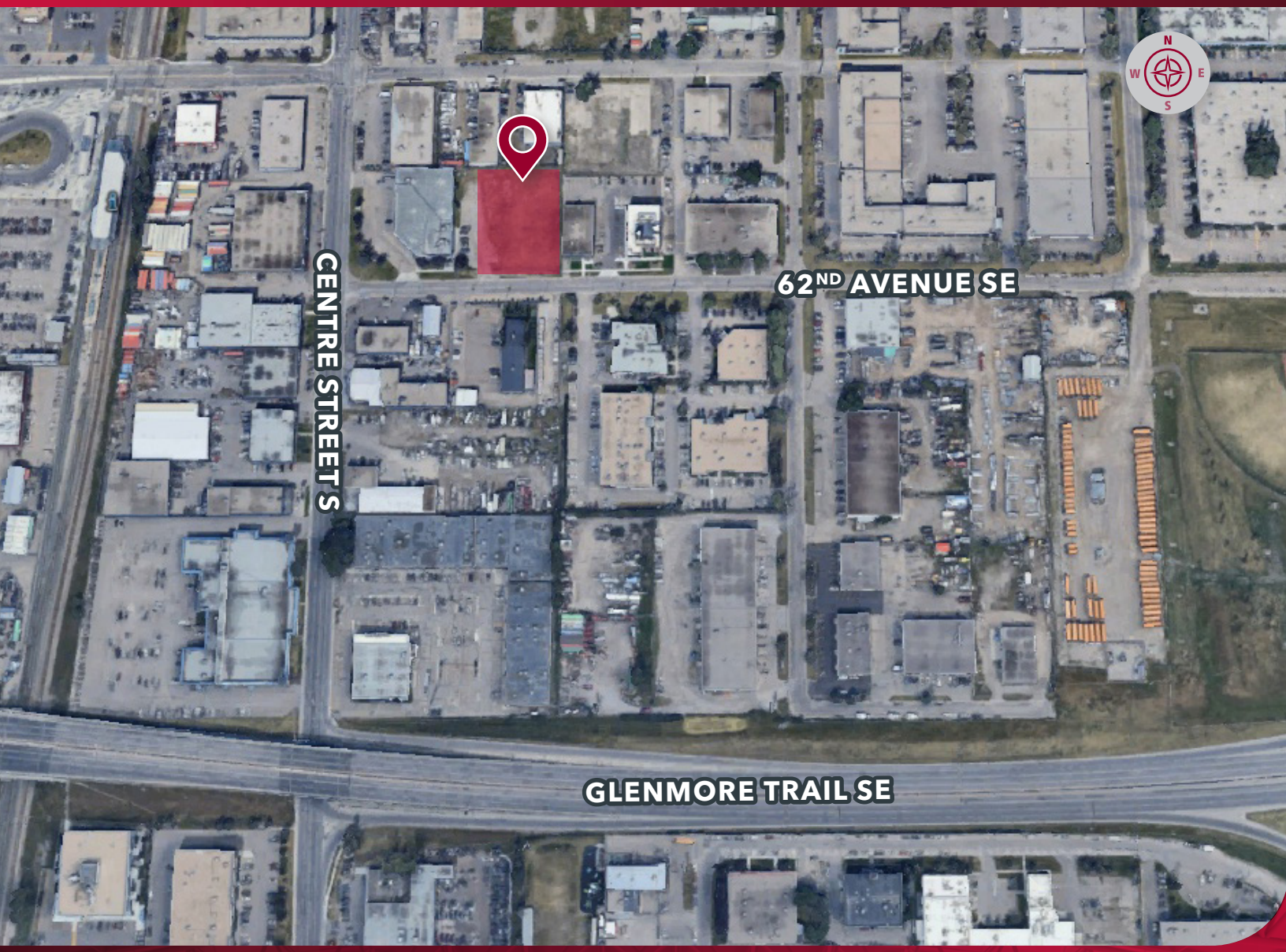
– Minor Veterinary Clinic

DISCRETIONARY USES INCLUDE:
- Auto Body and Paint Shop
- Auto Service – Major & Minor
- Brewery, Winery and Distiller
- Car Wash
- Drinking Establishment – Small, Medium, Large
- Food Production
- Funeral Home
- Gas Bar
- Indoor Recreation Facility
- Kennel
- Liquor Store
- Performing Arts Centre
- Place of Worship – Small
- Recreational Vehicle Sales
- Vehicle Rental – Major
- Vehicle Sales – Major

FLOOR PLAN


61 Avenue S.E.
Remainder of
Block D
(C.O.T. 211 123 858)
Lot 1
Block D
Plan 241 03000
Lot 2
Block D
Plan 241 03000
Lot 1
Block 1
Plan 231 1262
Centre Street S.
Remainder of
Block D
(C.O.T. 001 138 328)
Adjacent
Commercial Building
Vacant Lot
The East Half of The
South 210ft (64.01m)
Block D
Plan 4912EC
Lot 2
Block 1
Plan 231 1262
120 62 Avenue S.E.

LOCATION



CONTACT US

HARVEY ARONOVICH
VICE PRESIDENT, PRINCIPAL
C: 403-560-2059
haronovich@lee-associates.com

TATE ARONOVICH
VICE PRESIDENT, PRINCIPAL
C: 403-689-1079
taronovich@lee-associates.com

This brochure is for INFORMATION PURPOSES ONLY. There are no representations or warranties provided with respect to the information contained herein. Any prospective purchaser should take whatever steps they deem necessary or advisable to verify the accuracy or completeness of any information contained herein before relying on any such information. Prospective purchasers are cautioned to conduct their own due diligence.

5040 - 12A Street SE | Calgary, AB T2G 5K9
lee-associates.com/calgary

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES