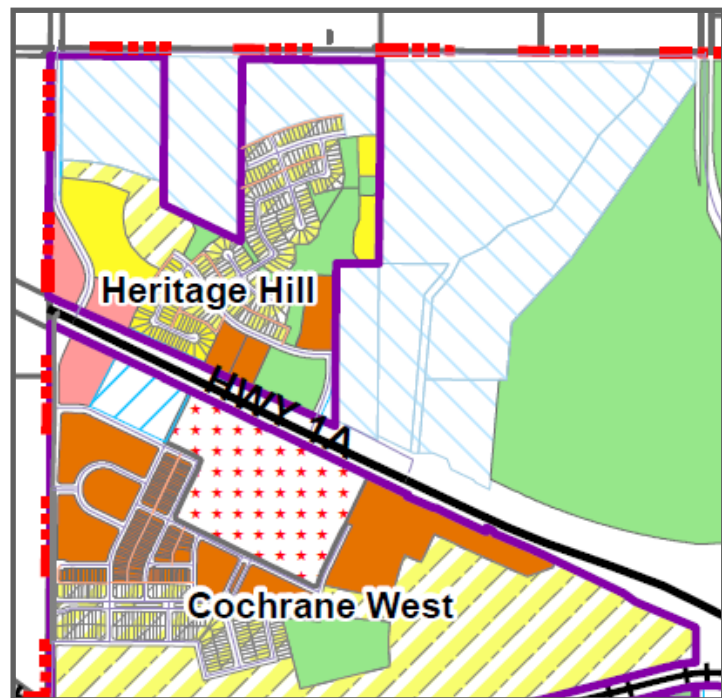


FOR SALE: COMMERCIAL LAND - 3.73 ACRES
COCHRANE, AB **\$1,900,000**



CONTACT:
CHARLES RUSSELL
P: 403 - 650 - 2002
F: 403 - 241 - 5573
E: russell.houston@shaw.ca

HOUSTON REALTY

FOR SALE: COMMERCIAL LAND - 3.73 ACRES HIGHWAY EXPOSURE

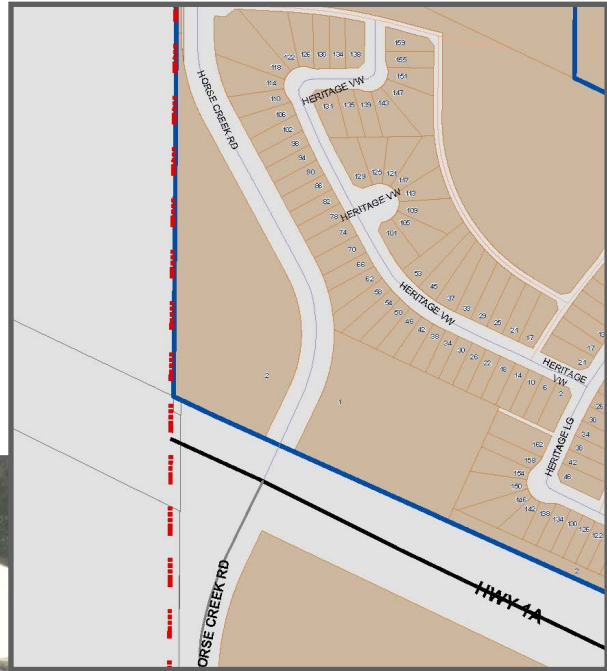
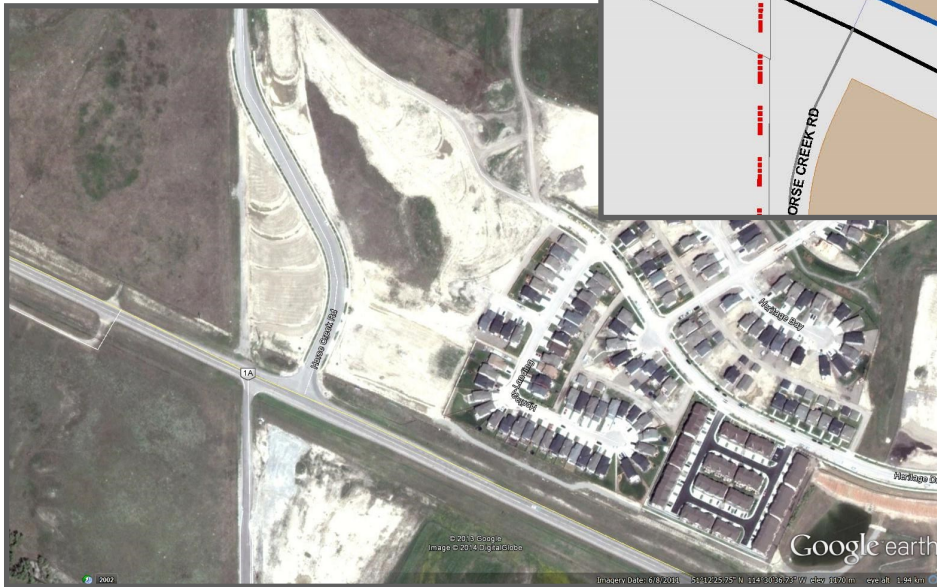


HOUSTON REALTY

FOR SALE: COMMERCIAL LAND - 3.73 ACRES HIGHWAY EXPOSURE



FOR SALE: COMMERCIAL LAND - 3.73 ACRES HIGHWAY EXPOSURE

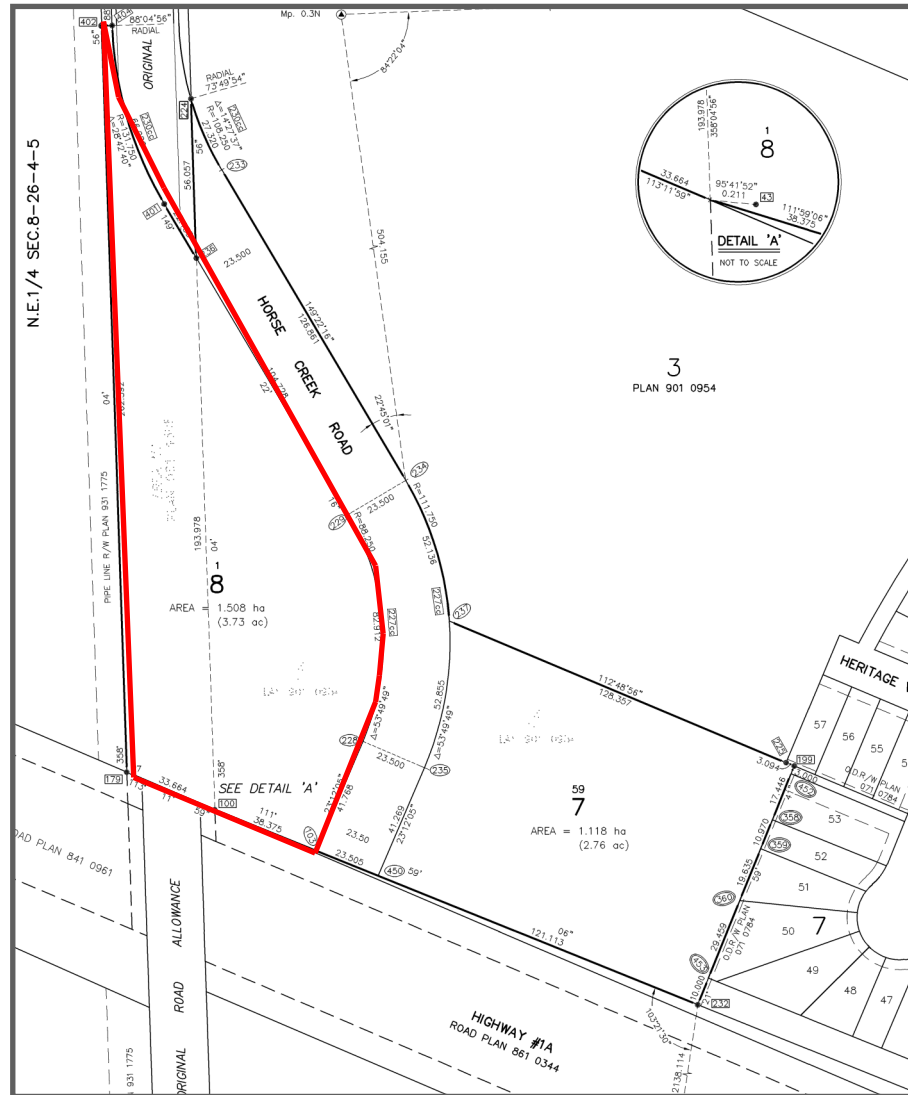


COMMERCIAL DEVELOPMENT LAND

LOCATION:	2 HORSE CREEK ROAD, COCHRANE
LEGAL DESCRIPTION:	PLAN 0710874 Block 8 Lot 1
SITE AREA:	3.73 ACRES
ZONING:	C - LOCAL COMMERCIAL
LIST PRICE:	\$1,900,000 (\$509,383/AC)

HOUSTON REALTY

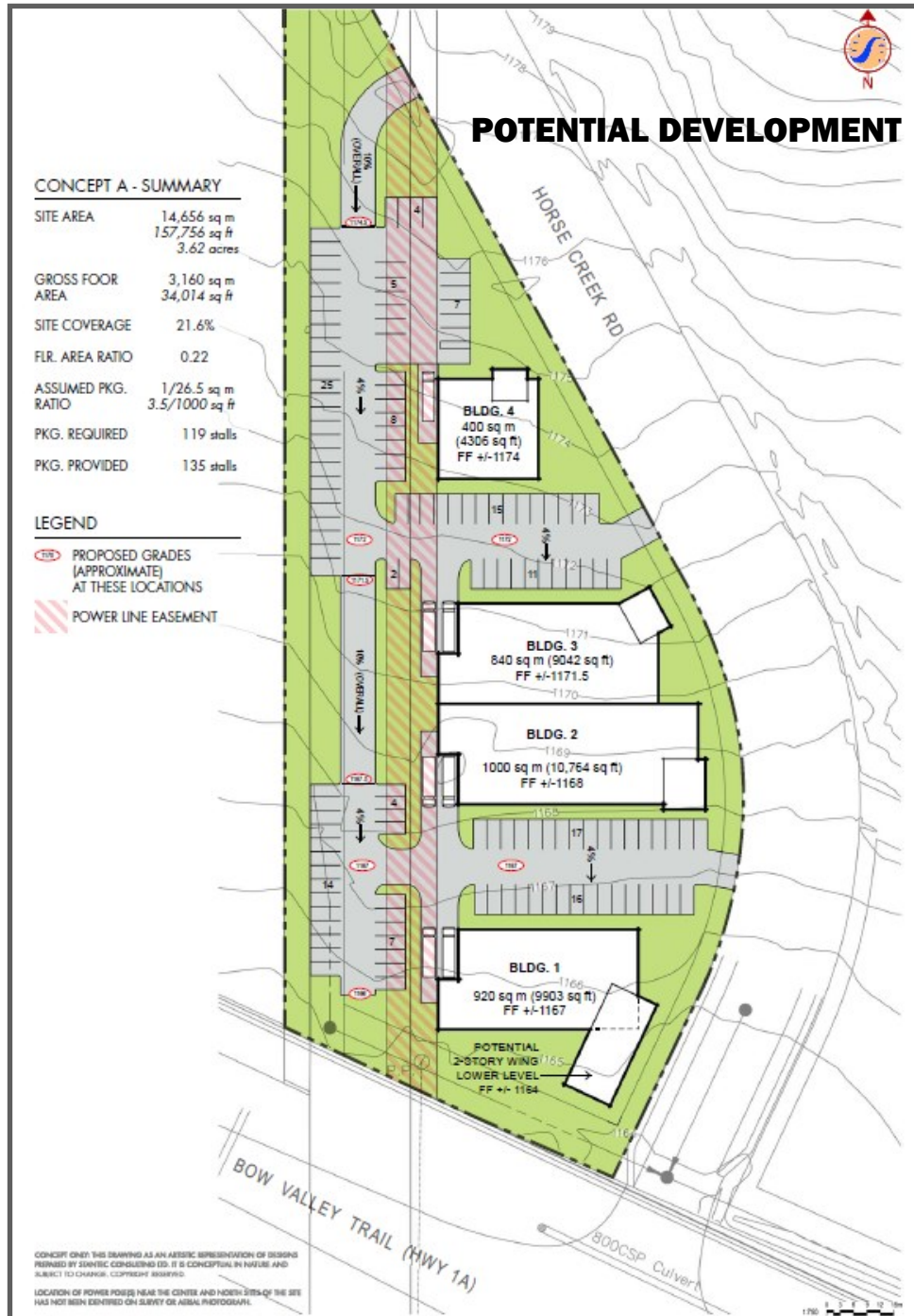
FOR SALE: COMMERCIAL LAND - 3.73 ACRES HIGHWAY EXPOSURE



HIGHLIGHTS:

- ▽ **Exceptional commercial land with mountain views**
- ▽ **Excellent exposure to the highway and minutes from downtown**
- ▽ **Potential for 34,000sf of retail space with 135 parking stalls**
- ▽ **Located in the community of Heritage Hills in Cochrane**

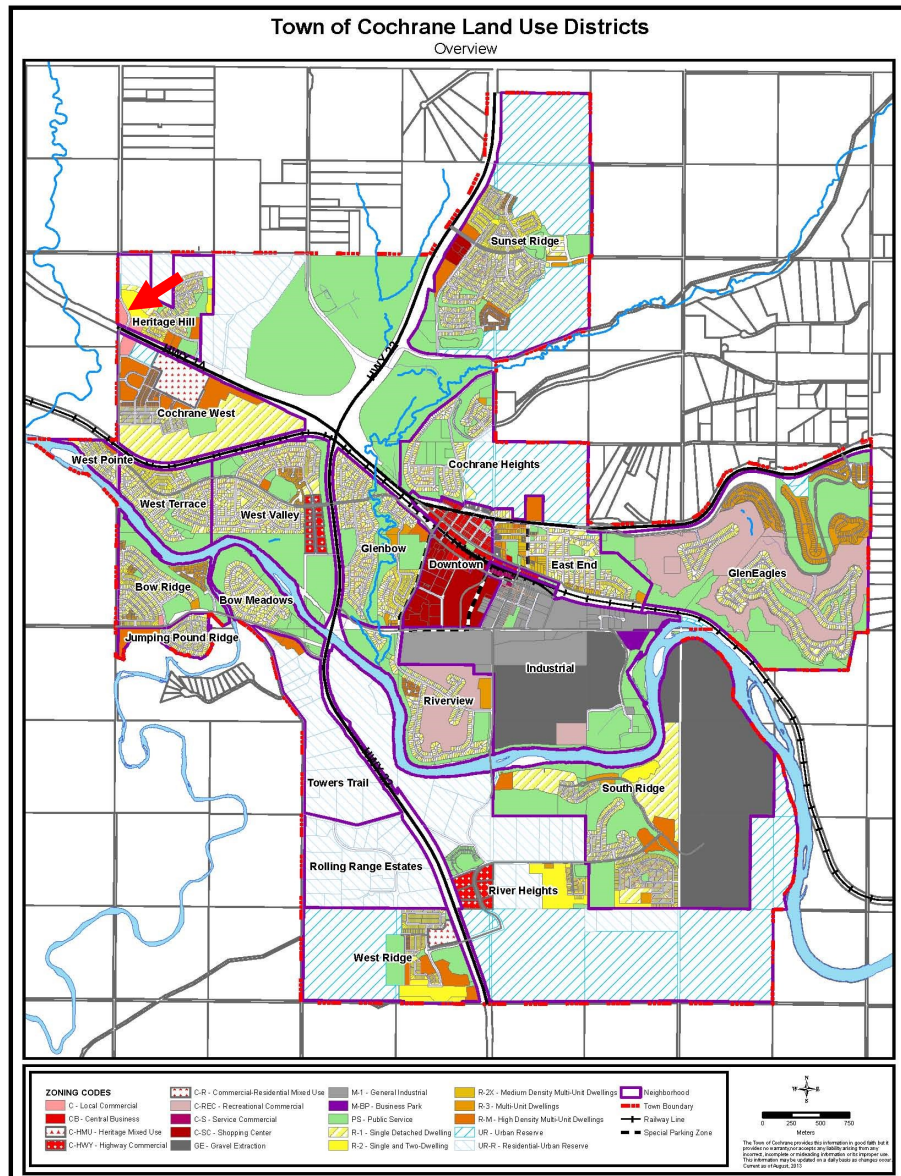
FOR SALE: COMMERCIAL LAND - 3.73 ACRES HIGHWAY EXPOSURE



FOR SALE: COMMERCIAL LAND - 3.73 ACRES

HIGHWAY EXPOSURE

\$1,900,000



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HOUSTON REALTY

This information, although believed to be accurate, is not warranted to be so and does not form a part of any future contract. The sale of this property may be withdrawn without notice.