



CENTURY 21 CASTLEWOOD AGENCIES  
#505, 2903 Kingsview Blvd SE  
Airdrie, AB T4A 0C4  
Bus: 403-912-0941

## BALZAC COMMERCIAL CAMPUS



### 2.9 to 8.8 ACRE PARCELS FOR SALE

This future development is located 1.5 km north of the City of Calgary and only 7.5 km from the Calgary International Airport on Highway 566 directly south of the new CrossIron Mills Shopping Centre, northeast of the United Horsemen of Alberta's proposed Racetrack and Racing Entertainment Centre and east of Olds College's Canadian Equine Centre for Innovation. This project will be fully serviced with water service projected for spring 2011. It will be in a 3-Phase development with sites ranging in size from 2.9 acres to 8.8 acres.

**ED EGGERER**

**Bus: 948-2121**

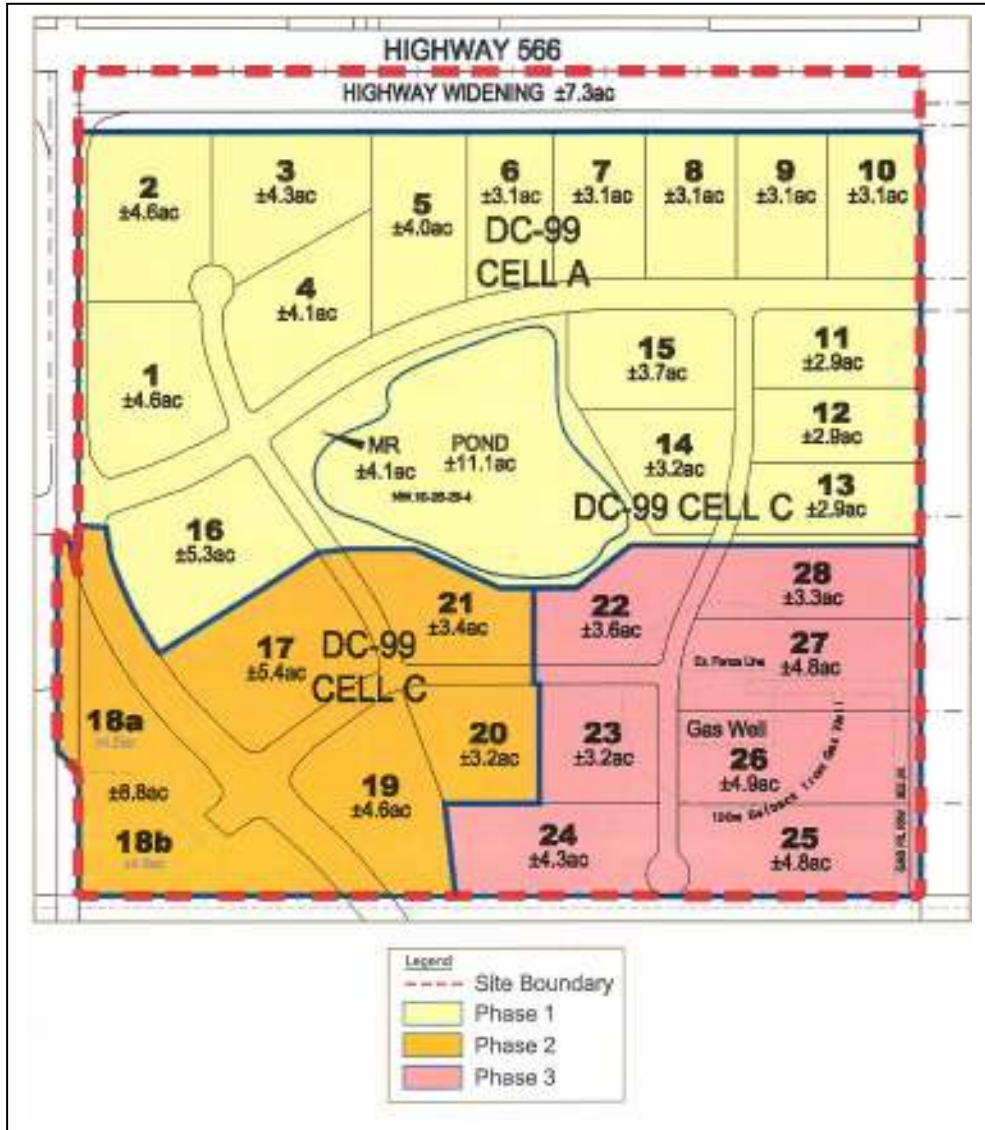
**Cell: 669-3263**

Website:

[www.AirdrieCommercialRealEstate.ca](http://www.AirdrieCommercialRealEstate.ca)



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified by the purchaser prior to purchase.



- The current land zoning is for Commercial, Retail, Office or Light Industrial
- Currently accepting Letters of Intent. Please call realtor for details.

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LOT SALE PRICE

Block	Lot	Size (Hect)	Size (Acres)	Price/Acre	Total Price	DC-gg Cell	Status
1	1	1.855	4.584	\$675,000	\$3,094,068	A	C/S
1	2	1.914	4.730	\$675,000	\$3,192,478	A	C/S
1	3	1.991	4.920	\$625,000	\$3,074,918	A	Available
1	4	1.146	2.817	\$600,000	\$1,699,097	A	Available
1	5	1.004	2.481	\$600,000	\$1,488,563	A	Available
1	6	1.679	4.149	\$565,000	\$2,344,128	A	Available
1	7	1.464	3.618	\$565,000	\$2,043,957	A	Available
1	8	1.442	3.563	\$565,000	\$2,013,242	A	Available
1	9	1.443	3.566	\$565,000	\$2,014,638	A	Available
1	10	1.439	3.556	\$565,000	\$2,009,053	A	Available
2	1	1.180	2.916	\$565,000	\$1,647,452	C	C/S
2	2	1.174	2.901	\$565,000	\$1,639,075	C	C/S
2	3	1.052	2.600	\$565,000	\$1,468,745	C	C/S
2	4	0.014	0.034				MR
2	5	0.897	2.217			C	Available
2	6	0.888	2.194			C	Available
2	7	0.922	2.278			C	Available
2	8	0.913	2.256			C	Available
3	1	1.760	4.349			C	C/S
3	2	1.627	4.020			C	C/S
3	3	1.229	3.037			C	C/S
3	4	0.973	2.404			C	C/S
3	5	1.187	2.933			C	Available
4	1	1.156	2.857	\$565,000	\$1,613,944	C	Available
4	2	1.248	3.084	\$565,000	\$1,743,389	C	Available
4	3	1.009	2.493			C	Available
4	4	1.619	4.001			C	Available
4	5	1.230	3.039			C	Available
4	6	1.133	2.800			C	Available
4	7	1.101	2.723	\$650,000	\$1,770,016	C	Available
4	8	1.093	2.701	\$650,000	\$1,755,560	C	Available
4	9	1.579	3.902				MR
4	10	3.377	8.345				PUL
5	1	2.107	5.207	\$675,000	\$3,514,395	C	C/S
5	2	2.110	5.214	\$675,000	\$3,519,398	C	C/S
6	1	1.737	4.292			C	C/S
6	2	1.838	4.542			C	C/S

LEGEND

PHASE 1	DC-gg Cell A
PHASE 2	DC-gg Cell C

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