

**FOR SALE**

**NAI Commercial**

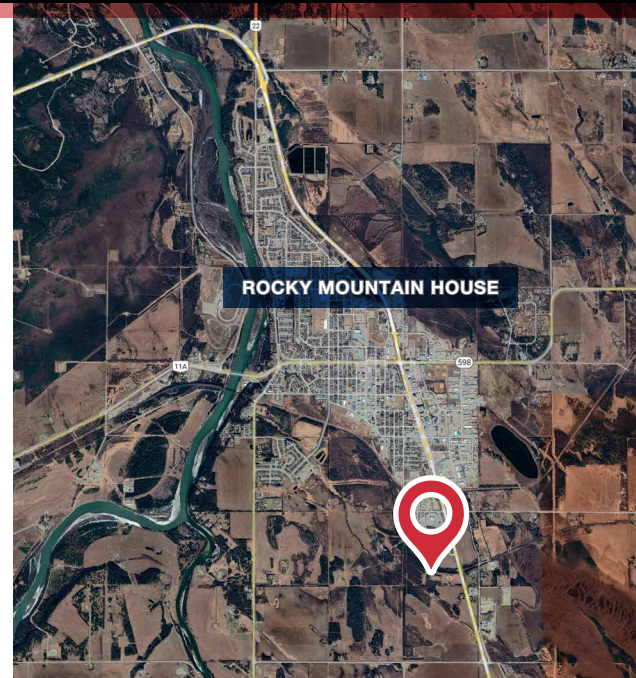
**HIGHWAY COMMERCIAL  
DEVELOPMENT LAND**



**45 STREET & 41 AVENUE | ROCKY MOUNTAIN HOUSE, AB**

#### PROPERTY DESCRIPTION

- Vacant parcel of land located on the south side of HWY 11 in Rocky Mountain House.
- Area structure plan (ASP) in place which provides for 10 acres of land, which is zoned for highway commercial and the balance of the land is to be zoned for residential use.
- The property is adjacent to an existing highway commercial zone and a light industrial park with several small shops along with restaurants and a hotel.
- The Town of Rocky Mountain House continues to expand on the outer boundaries with many new subdivisions being developed in all quadrants of the community.
- Zoned highway commercial which allows for many uses.



**CONOR CLARKE**

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**Due Diligence Material Available:**

- Appraisal
- Geotechnical Site Investigation Report
- Traffic Impact Assessment
- Bio-Physical Assessment

**ADDITIONAL INFORMATION**

SIZE	31.31 acres
LEGAL DESCRIPTION	NW – S14 – T39 – R7 – W5M
ZONING	Highway Commercial & Residential
AVAILABLE	Immediately
PROPERTY TAXES	TBD
SALE PRICE	\$999,000

