

# FOR SALE



## Cross Roads Commercial Park



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**FOR MORE  
INFORMATION  
PLEASE CONTACT:**

**Marshall Toner**  
EVP, National Industrial  
[marshall.toner@am.jll.com](mailto:marshall.toner@am.jll.com)  
403.456.2214

**Ryan Haney**  
Senior Vice President  
[ryan.haney@am.jll.com](mailto:ryan.haney@am.jll.com)  
403.456.2221

**Katie Proud**  
Associate Vice President  
[katie.proud@am.jll.com](mailto:katie.proud@am.jll.com)  
403.456.2217

**Tyler Allen**  
Senior Sales Associate  
[tyler.allen@am.jll.com](mailto:tyler.allen@am.jll.com)  
403.456.2218



## PROPERTY INFORMATION

### Project:

Cross Roads Commercial Park

### Services:

- Paved roads
- Concrete curbs, gutters and sidewalks
- Street lighting
- Underground water
- Storm sewer
- Sanitary sewer

### Land Provided:

- Stripped and rough grade
- All services provided to property line

### Zoning: DC-99

Mixed use zoning featuring permitted uses relating to industrial and light retail. Rocky View County is focused on developing commercial and light industrial uses that complement the existing uses in the area and those that have positive impact on the neighbouring residential community. A sample of permitted uses include:

- Agricultural Support Systems
- Amusement and Entertainment Services
- Automotive, Equipment and Vehicle Services
- Churches and Religious Assemblies
- Colleges and Post Secondary Institutions
- General Industry Type I, II or III
- Office
- Public Buildings
- Restaurants/Drinking Establishments
- Retail Store
- Schools - Public, Private & Separate
- Warehouse
- Warehouse Store

### Phase I Delivery:

- Q2 2016

### Phase II Delivery:

- Q4 2017

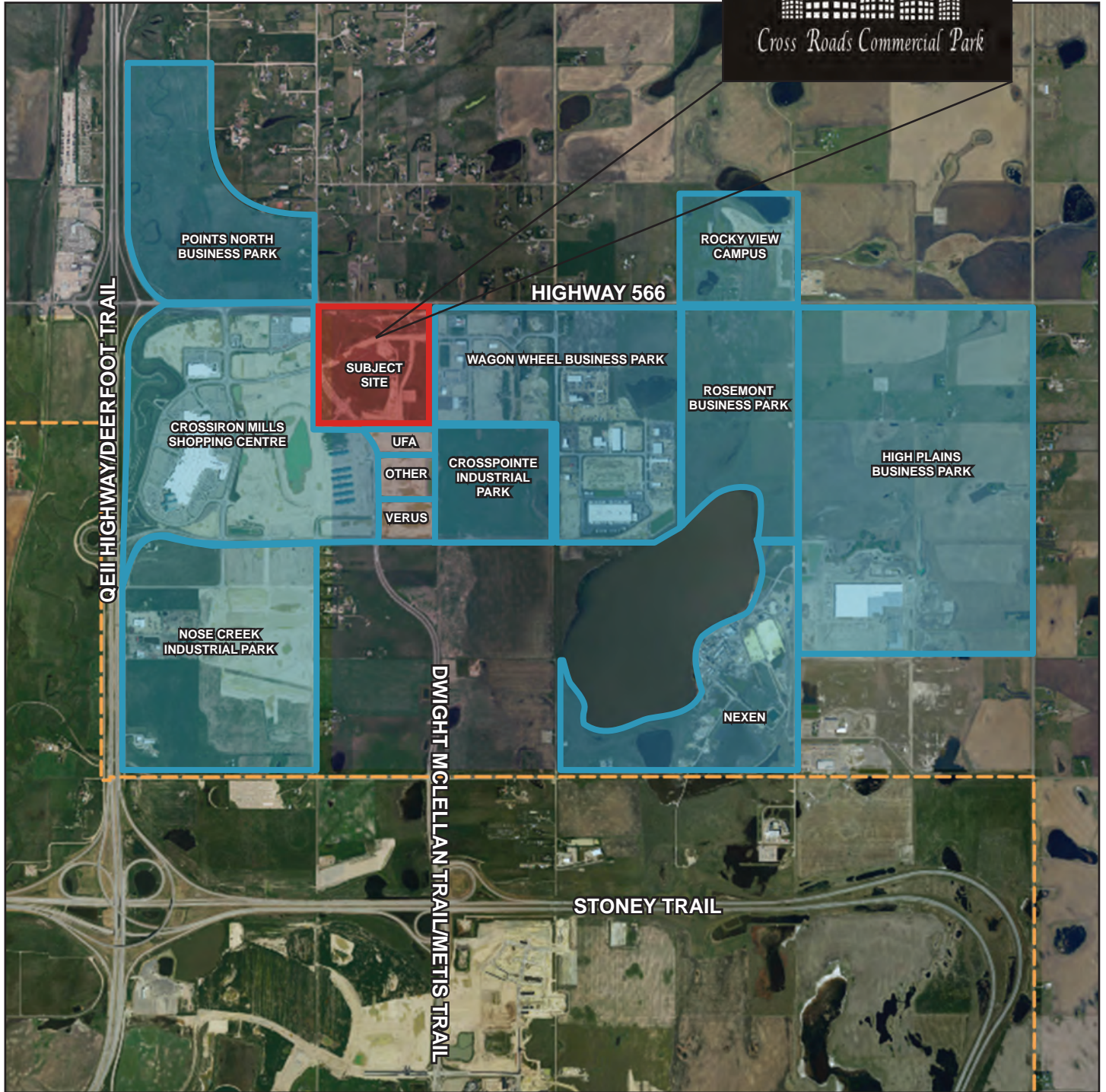


## PRICE LIST

BLOCK/ LOT	SIZE	PRICE/ ACRE	PRICE
1/1	-	\$695,000	C/S
1/2	5.00 acres	\$695,000	\$3,475,000
1/3	5.00 acres	\$695,000	\$3,475,000
3/1	4.35 acres	\$695,000	C/S
4/1	4.29 acres	\$695,000	C/S
4/2	4.54 acres	\$695,000	C/S
5/1	5.21 acres	\$695,000	C/S
5/2	5.21 acres	\$695,000	\$3,620,950
6/1	2.72 acres	\$695,000	\$1,890,400
6/2	2.70 acres	\$695,000	\$1,876,500
1/4	3.62 acres		PHASE II
1/5	3.56 acres		PHASE II
1/6	3.57 acres		PHASE II
1/7	3.56 acres		PHASE II
2/1	2.92 acres		PHASE II
2/2	2.90 acres		PHASE II
2/3	2.60 acres		PHASE II
2/5	2.22 acres		PHASE II
2/6	2.19 acres		PHASE II
2/7	2.28 acres		PHASE II
2/8	2.26 acres		PHASE II
3/2	4.02 acres		PHASE II
3/3	3.04 acres		PHASE II
3/4	2.40 acres		PHASE II
3/5	2.93 acres		PHASE II
6/5	2.86 acres		PHASE II
6/6	3.08 acres		PHASE II
6/8	2.49 acres		PHASE II
6/9	4.00 acres		PHASE II
6/10	3.04 acres		PHASE II
6/11	2.80 acres		PHASE II

\* Potential to subdivide Block 1, Lot 1 into up to four smaller sites with new access road

# Aerial Map



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