

For Lease

3808 Highway Street | Valleyview, AB



Demographics



NEIGHBORHOOD
Valleyview



POPULATION
1,849



MEDIAN AGE
39



HOUSEHOLD INCOME
\$105,787

Building Details



PARKING
Shared



YEAR BUILT
2018

There are almost 2,000 residents in Valleyview, as well as an additional 6,000 residents in the surrounding area. Alberta's population has increased by 24% from 2006 to 2016. This is the highest increase of any province or state in North America.



Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344

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Great Exposure!

Property Details

Size Available: Unit 102 - 1,907 SF

Availability: Immediately

Net Rate: \$28.00 PSF

Op Costs: TBD

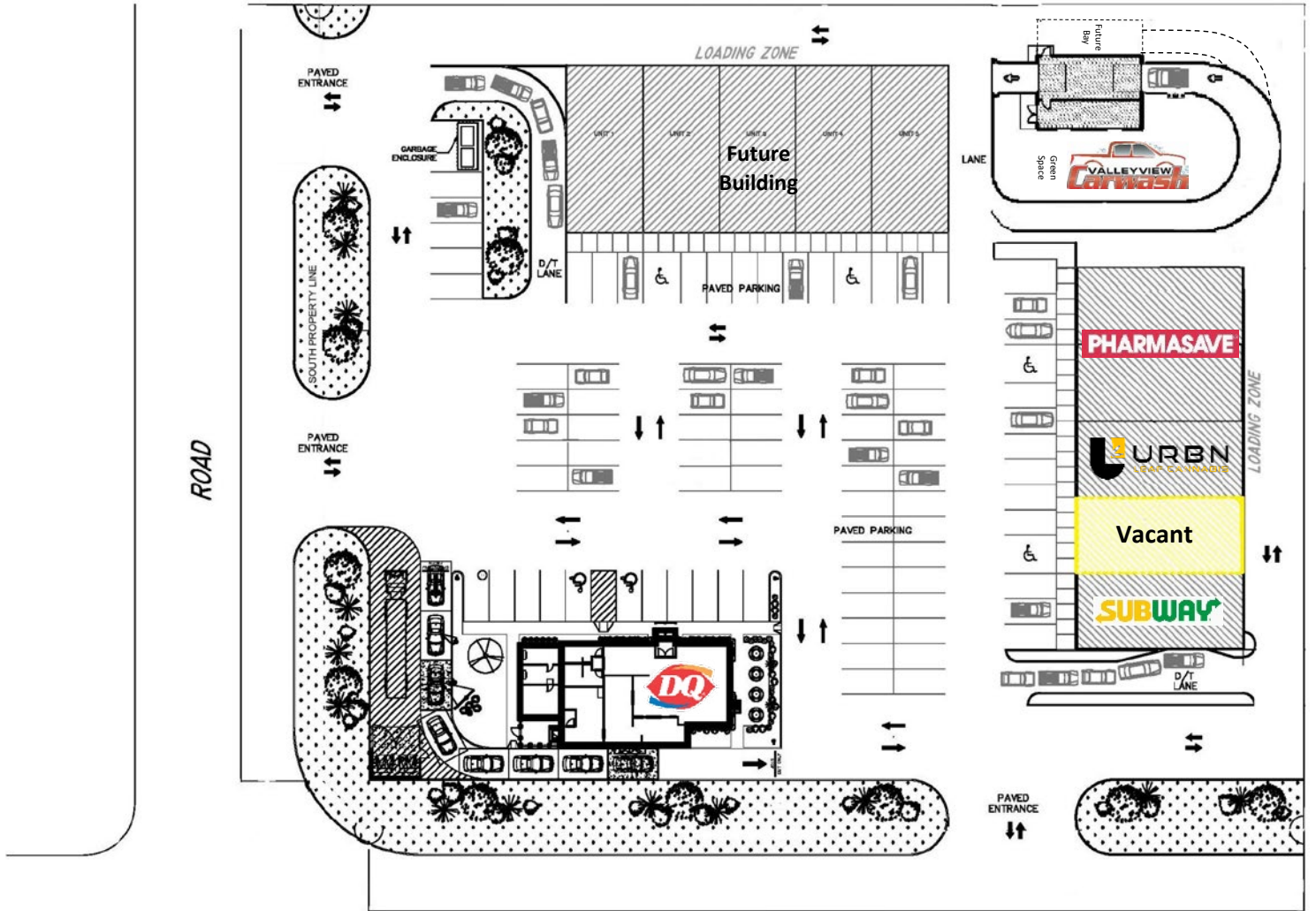
Zoning: HD - Highway Development

Lots For Sale:	Lot 1 - 1.58 Acres	\$290,000
	Lot 3 - 1.23 Acres	\$225,000
	Lot 4 - 1.41 Acres	\$260,000
	Lot 5 - 1.41 Acres	\$260,000
	Lot 6 - 1.46 Acres	\$270,000
	Lot 7 - 1.46 Acres	\$270,000

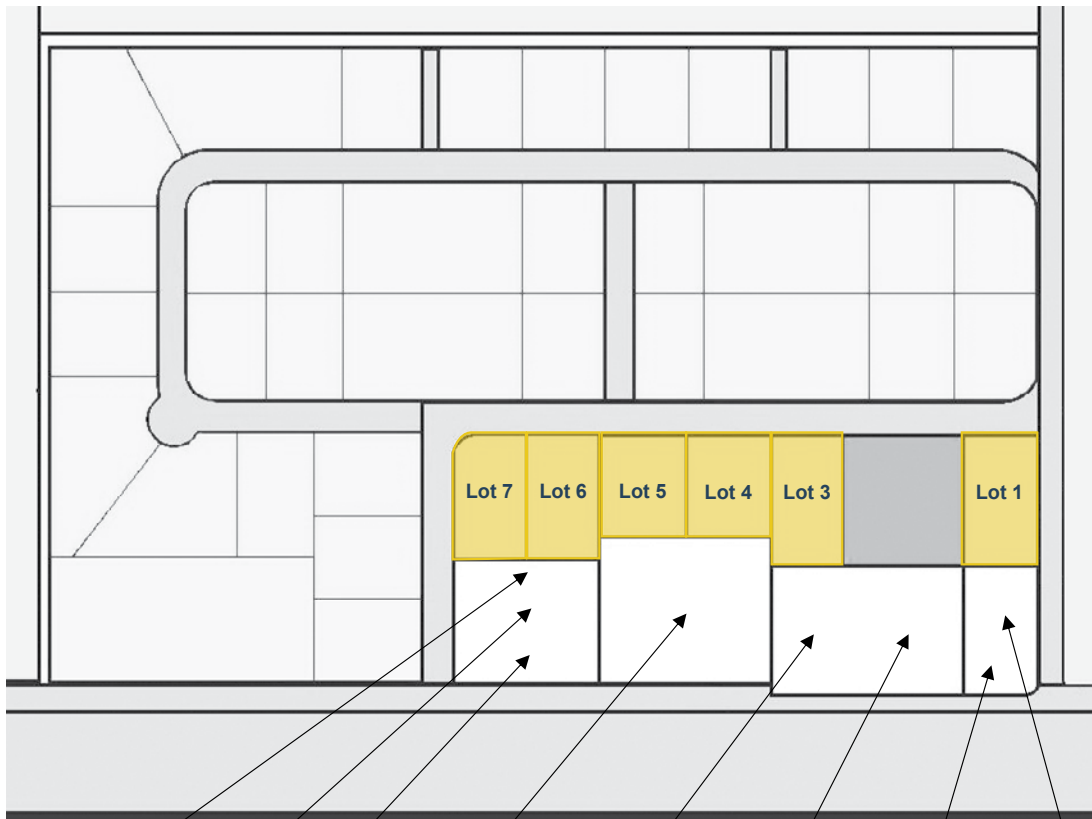
Highlights

- Space for LEASE and Land for SALE
- Last remaining space in this busy shopping complex
- Complex includes: Subway, Pharma-Save, Dairy Queen, Urban Cannabis and the Valleyview Touchless Carwash
- Your business will thrive in this bustling community which serves as the gateway to northwest Alberta; featuring high traffic counts and a strong local economy
- This bay is 1,907 SF and has great exposure

Site Plan



Land Sale Details



Sale Details

	Asking Price
Lots For Sale: Lot 1 - 1.58 Acres	\$290,000
Lot 3 - 1.23 Acres	\$225,000
Lot 4 - 1.41 Acres	\$260,000
Lot 5 - 1.41 Acres	\$260,000
Lot 6 - 1.46 Acres	\$270,000
Lot 7 - 1.46 Acres	\$270,000

Legal: Plan 0, Block 0, Lot 0

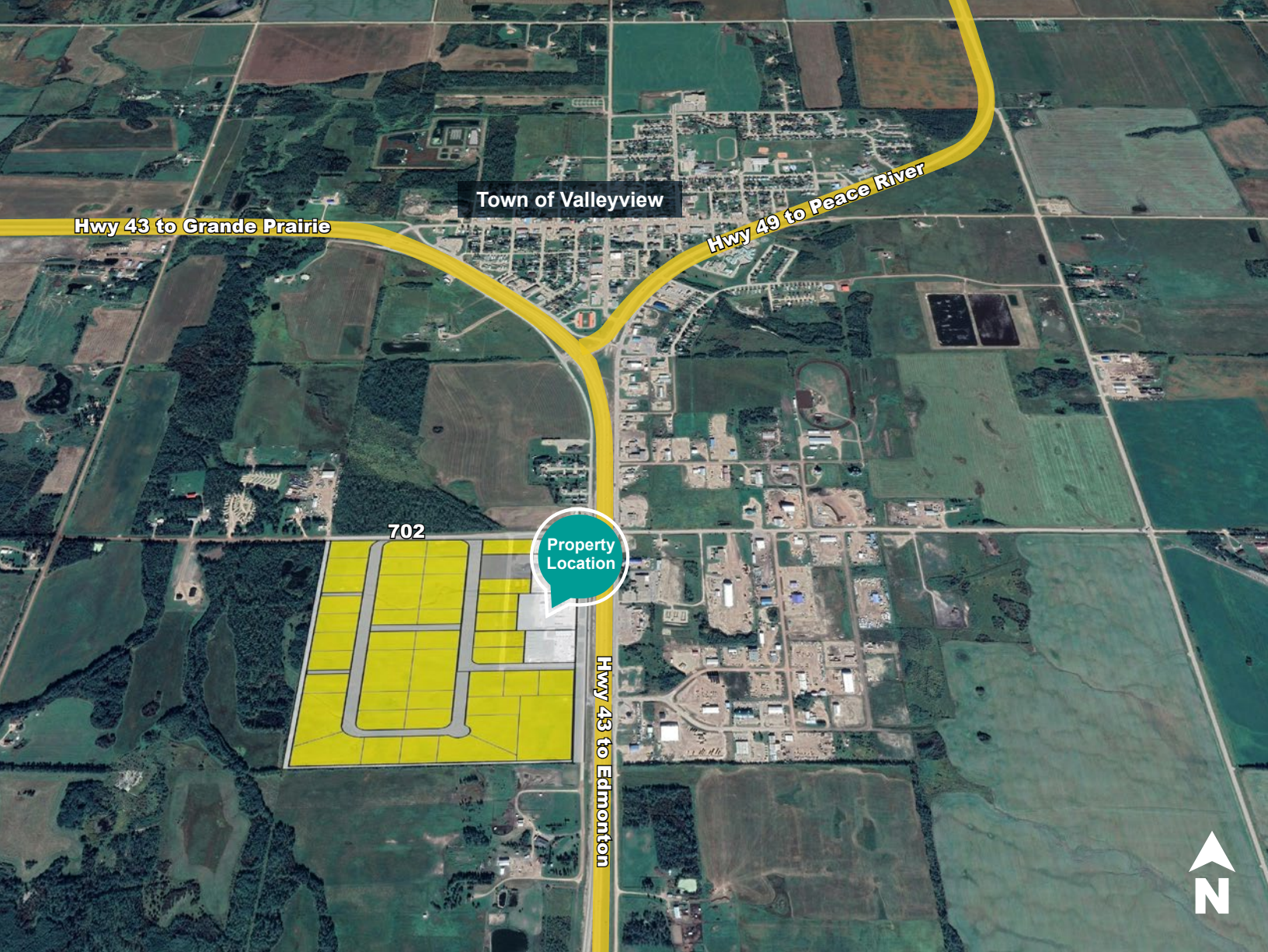
Development: 1 to 5 acre Parcels Available

Full Service: Telus, Water, Sewer, Power & Gas

Roads: Paved

Highlights

- Approximately 350 Kilometers north of Edmonton and 115 Kilometers east of Grande Prairie
- Strategically located at the primary junction of Highway 43 and Highway 49
- High visibility with high traffic volume
- Local trading area population of 5,000
- Offers one stop solution for all commuters heading to or from Northwest Alberta
- Newest development in Valleyview, AB
- Several opportunities are available for retail, commercial and multi-family residential developments.
- Development options include purchase, lease or build to suit
- \$225,000 per acre for highway frontage lots \$185,000 per acre on all other lots



Thank you for your interest!

For More Info.

Mike Levesque

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