

FOR SALE

(CRU) Commercial Retail Development

Flag Station

Conrich, Alberta

Luxury retail centre strategically located in a master planned community. Claim your space & raise your flag.

BUILDING “A”

8,240 SqFt | 8 Unit Bays



**FLAG
STATION**

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CENTURY 21

Bravo Realty



AMAN GILL



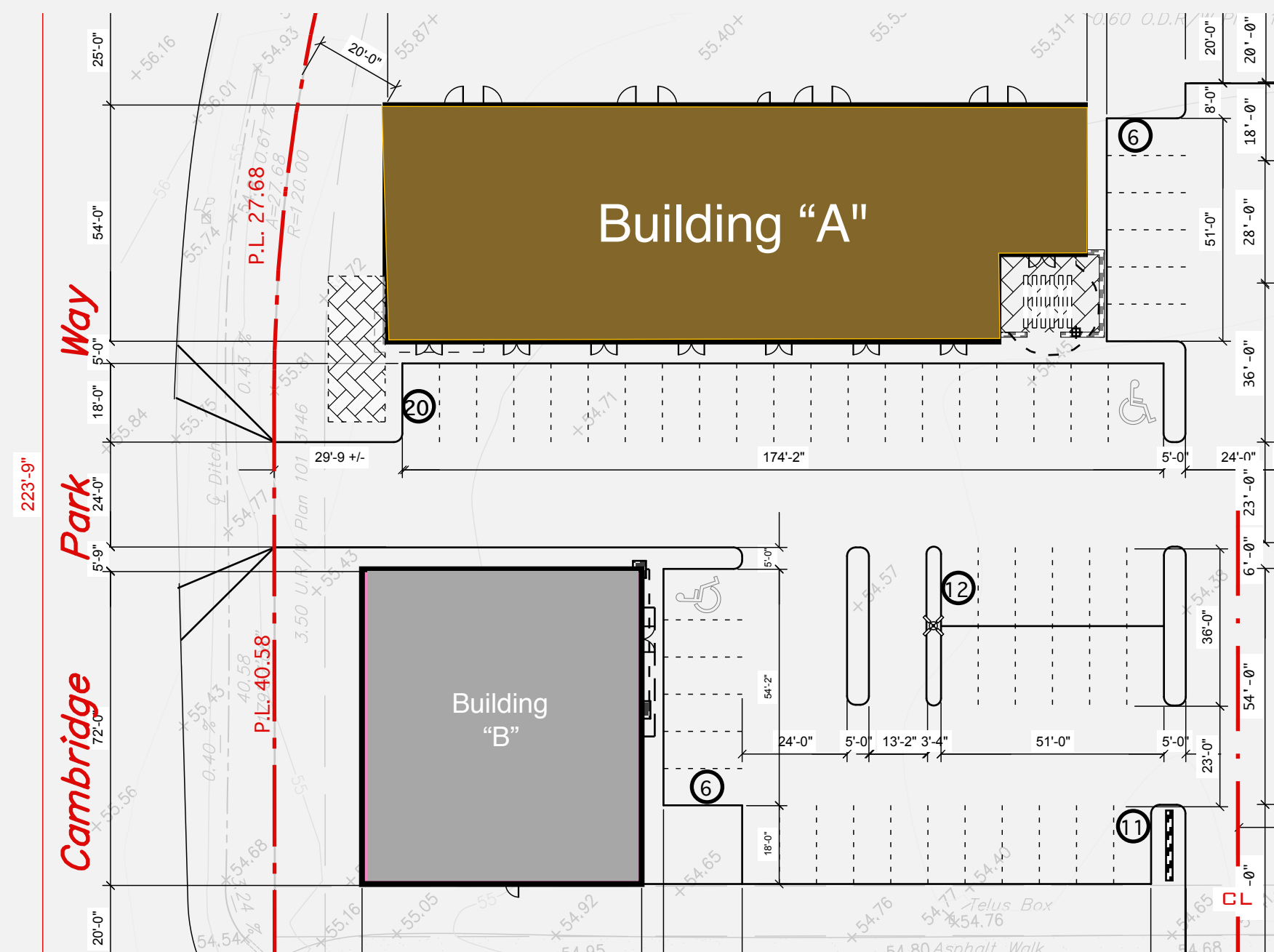
Claim Your Place. Raise Your Flag.



Area Highlights

- Catering to local residence, large working force & highway traffic
- Located within affluent upper-scale master planned community
- 4 mins, 5.2km to Stoney Trail Calgary, Via 16th Avenue
- 6 mins from International CN Rail Transportation Hub
- 5 mins, 6.2km to Chestermere, Alberta
- 25 mins to YYC International Airport





Flag Station, Building Specifications

Building	A
Total Available Size	8,240 SqFt
Unit #A1, A2, A3, A4, A6, A7	1,080 SqFt +/- Per Bay
Unit #A5	960 +/- SqFt
Unit #A8	640 +/- SqFt
Zoning	Commercial - Local Commercial (C-LC)
Pylon Signage	Available
Demising Walls	2 hour fire rated
HVAC Supplied	1 ton per 300 SqFt
Electrical Supplied	200 Amp, 42 Circuit
Smart Environment Controller	Included

Units Available

8

Price (\$)

Ask Aman

Availability

2021





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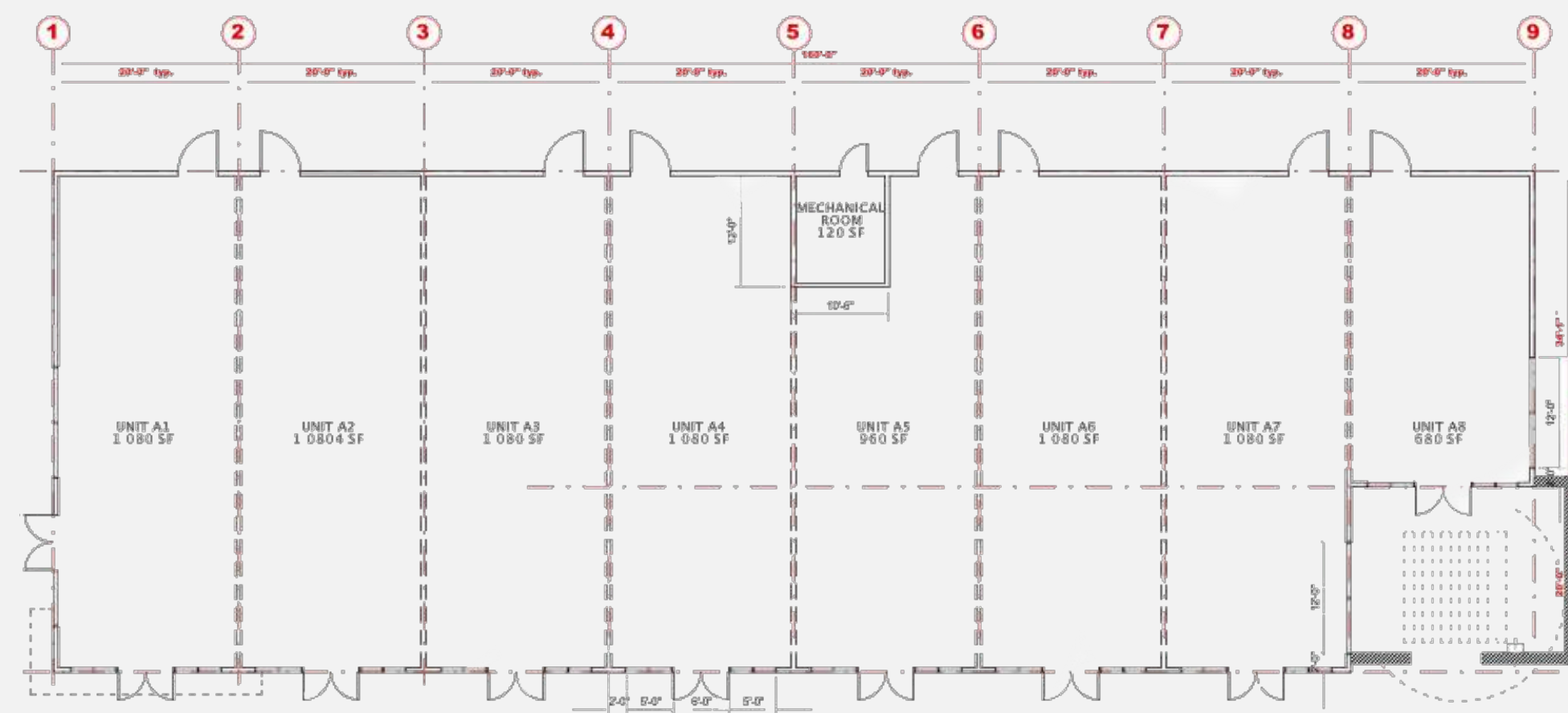
Your Place of Business

✓ Customize Your Space

Our team can determine the right amount of space required for your intended use.

✓ Titled Units

100% ownership of your commercial retail unit.





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Don't Wait to Buy
Real Estate, Buy
Real Estate and Wait!



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