

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 "B"

4,608 SqFt | Standalone Building



**FLAG
STATION**

Aman Gill

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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

Conrich Health Centre

Health Care
Doctor
Hospital
Pharmacist
Nurse
Dentist
First Aid
Surgeon
Emergency

MEDICAL

MEDICAL

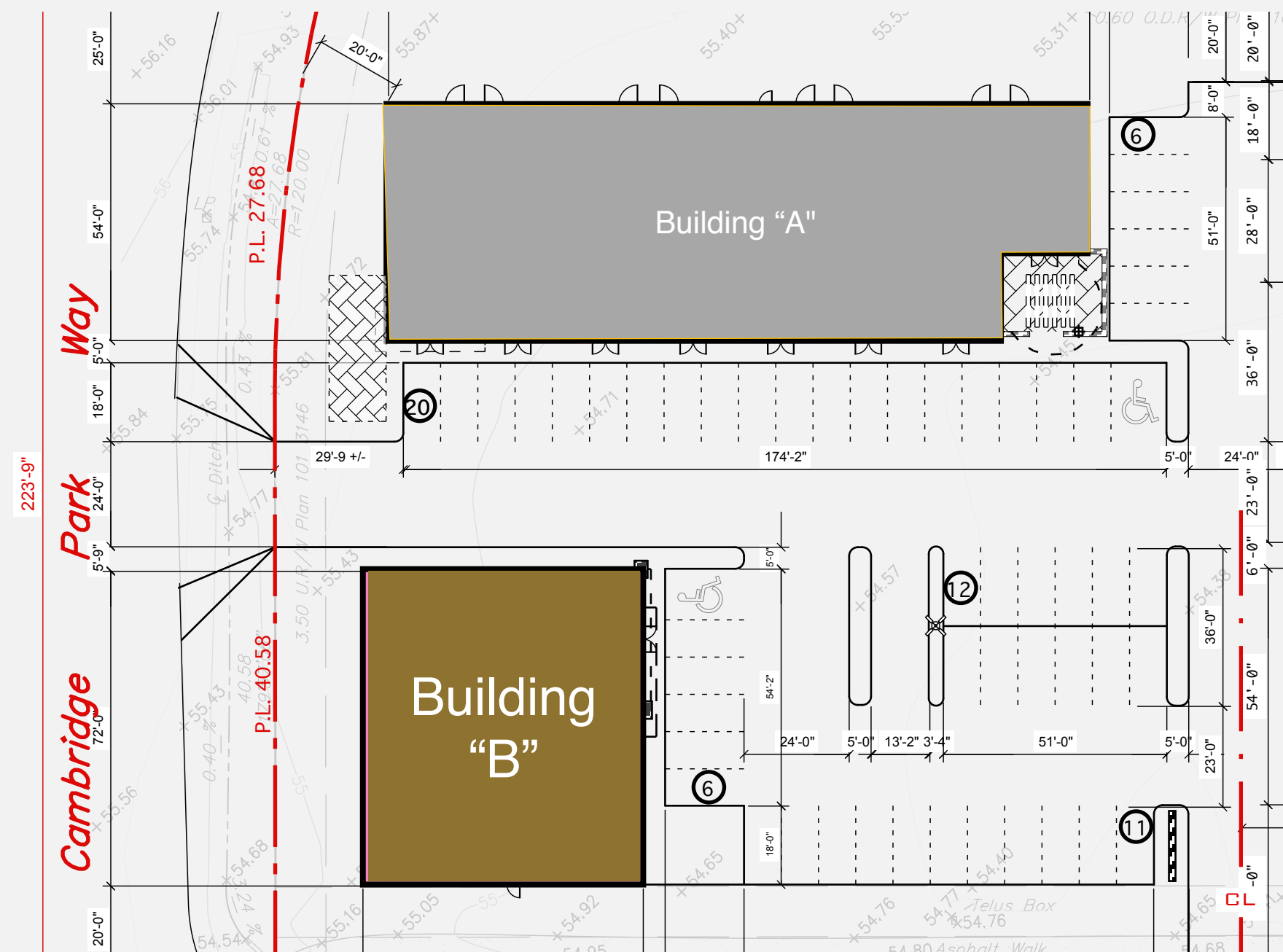
Health Care
Doctor
Hospital
Pharmacist
Nurse
Dentist
First Aid
Surgeon
Emergency



FLAG
STATION

Building “B”

Your Place of Business



Flag Station, Building Specifications

Building	B
Total Available Size	4,680 SqFt
Potential Units	4 if split
Zoning	Commercial - Local Commercial (C-LC)
Pylon Signage	Available
Demising Walls (if required)	2 hour fire rated
HVAC Supplied	1 ton per 300 SqFt
Electrical Supplied	200 Amp, 42 Circuit
Smart Environment Controller	Included

Standalone Building

1

Price (\$)

Ask Aman

Availability

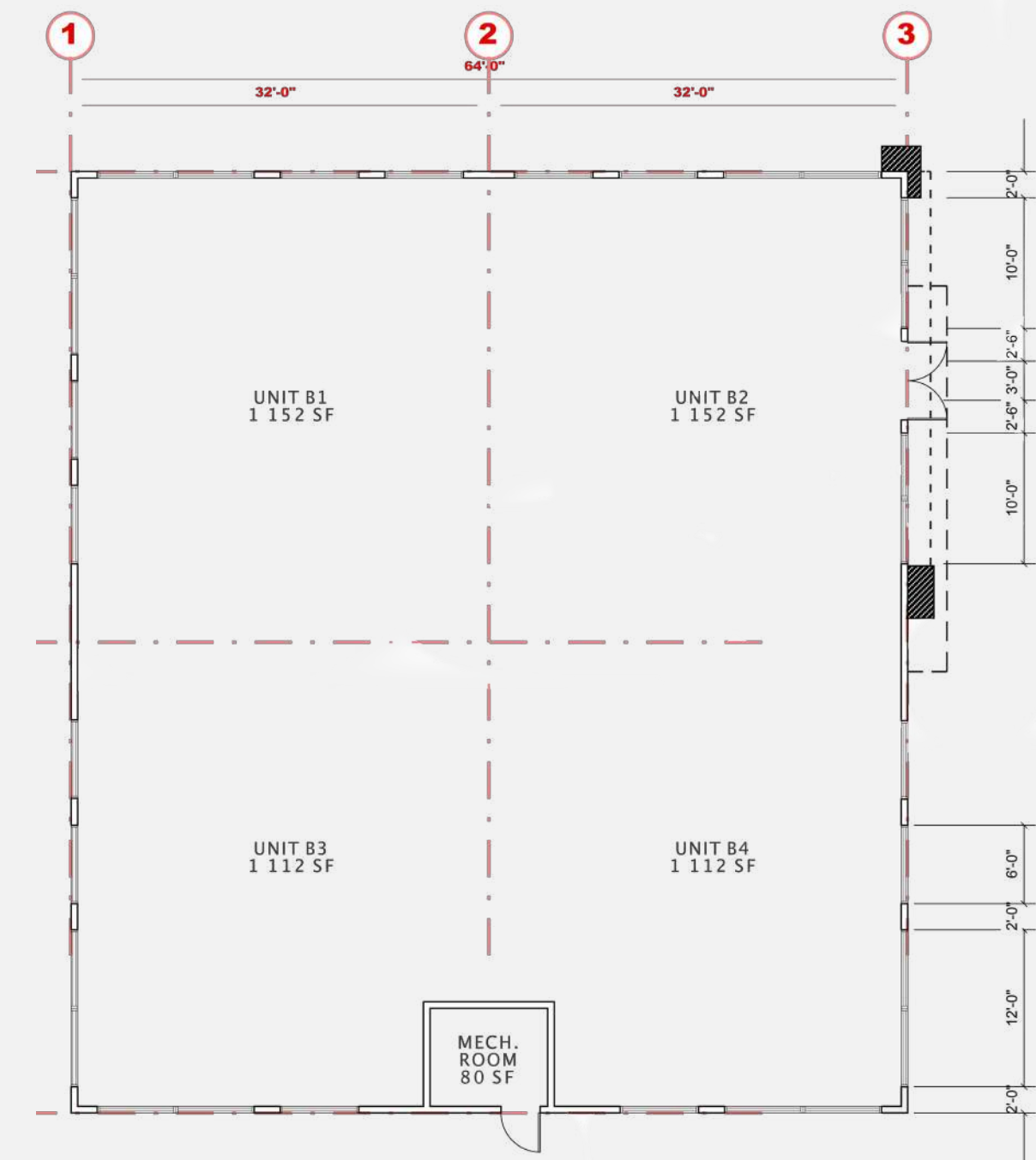
2021





✓ Multi-Use Standalone Building

✓ **Titled Building**
100% ownership of your commercial retail building.





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STATION



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BUILDING “B”



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

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