

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.

Development features space for restaurants, grocery stores, essential service providers, private offices, pharmacy, medical centre, dental clinic, barber shop, food retail services & more. It's time to serve your community.



FLAG
STATION

Aman Gill

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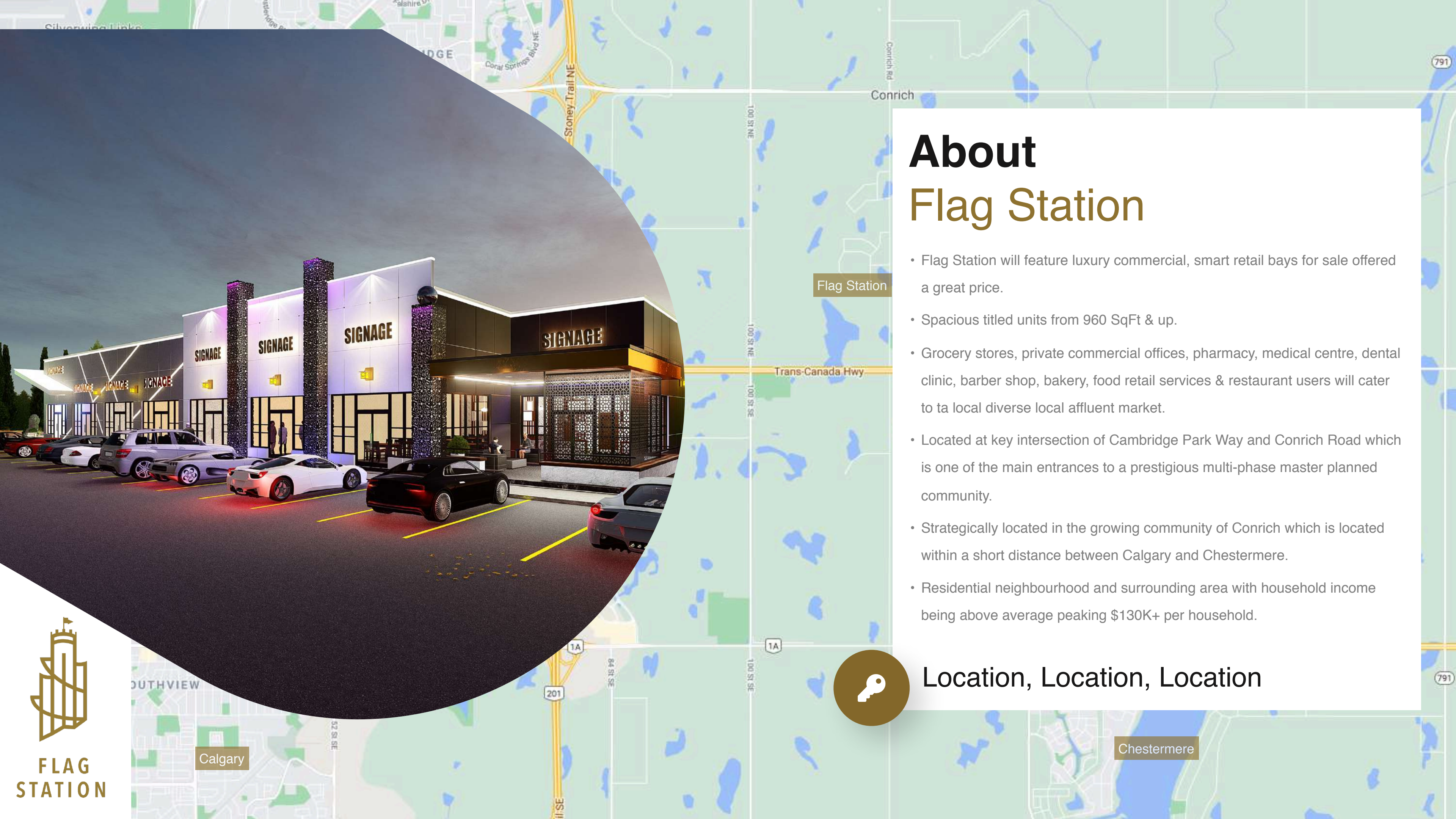
Calgary, AB T2E 7A4

CENTURY 21

Bravo Realty



AMAN GILL



About Flag Station

- Flag Station will feature luxury commercial, smart retail bays for sale offered at a great price.
- Spacious titled units from 960 SqFt & up.
- Grocery stores, private commercial offices, pharmacy, medical centre, dental clinic, barber shop, bakery, food retail services & restaurant users will cater to a local diverse local affluent market.
- Located at key intersection of Cambridge Park Way and Conrich Road which is one of the main entrances to a prestigious multi-phase master planned community.
- Strategically located in the growing community of Conrich which is located within a short distance between Calgary and Chestermere.
- Residential neighbourhood and surrounding area with household income being above average peaking \$130K+ per household.



Location, Location, Location





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

Total Available Size	12,848 SqFt
Building A - (8) Multi Bay Units	8,240 SqFt / 1,080 SqFt +/- Per Bay
Building B - Medical Centre	4,608 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

9

Price (\$)

Ask Aman

Availability

2021





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Building “A”

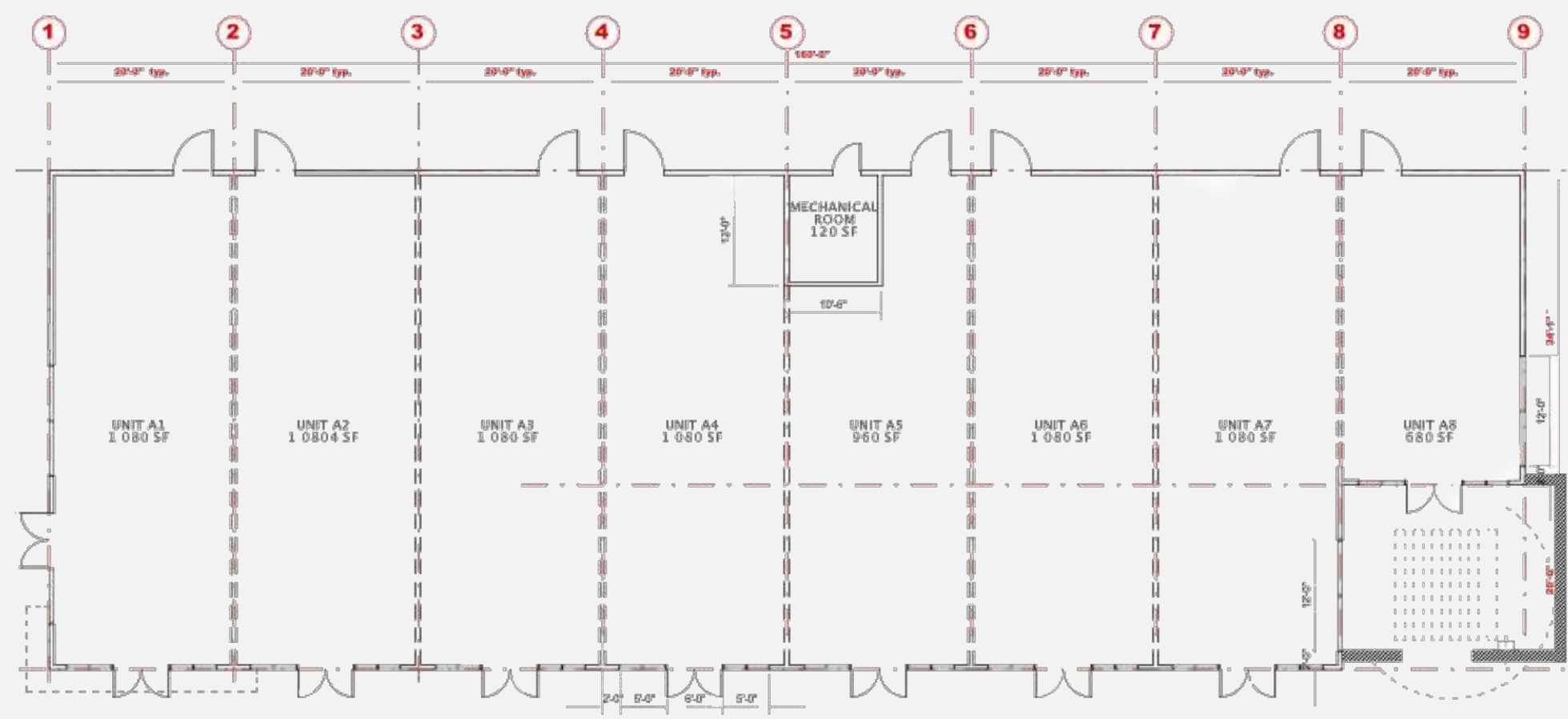
Your Place of Business

✓ 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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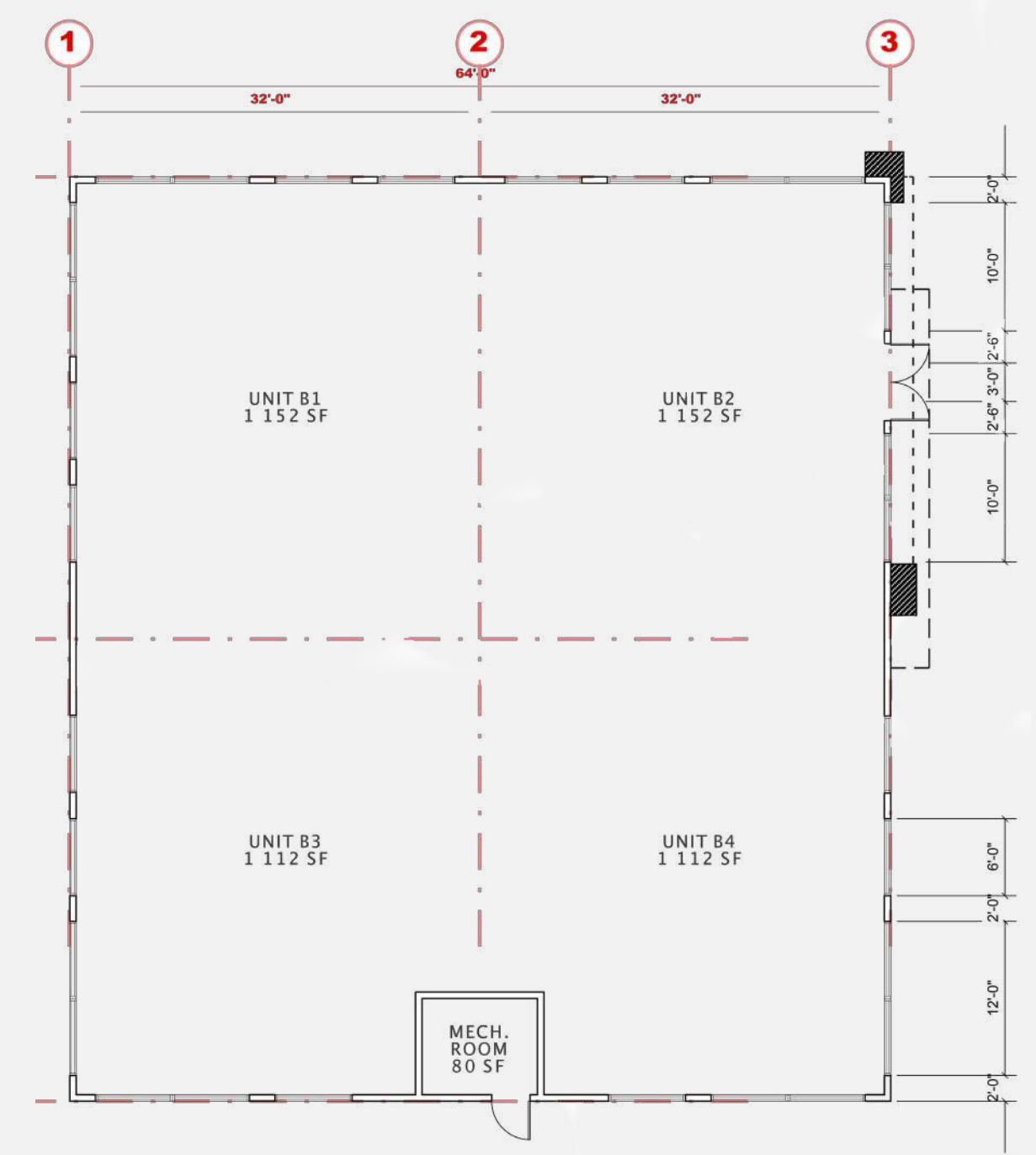
Building “B” The Medical Centre

✓ Multi-Use Standalone Building

This 4,608 SqFt building will provide essential services to the neighbourhood and surrounding areas.

✓ Titled Building

100% ownership of your commercial retail building.





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



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