HIGH RIVER, ALBERTA

NAI Advent



Land Use	TND (Traditional Neighbourhood District)
Legal Description	Plan: 0712284; Block 4; Lot 7
Site Size	5.04 Acres
Subject to	Mountain Heights
$2,142,000	

FOR SALE | Sunrise Meadows Multi-Family Site

21st St NE & 2nd Ave NE, High River AB

Medium Density - 5.04 Acres

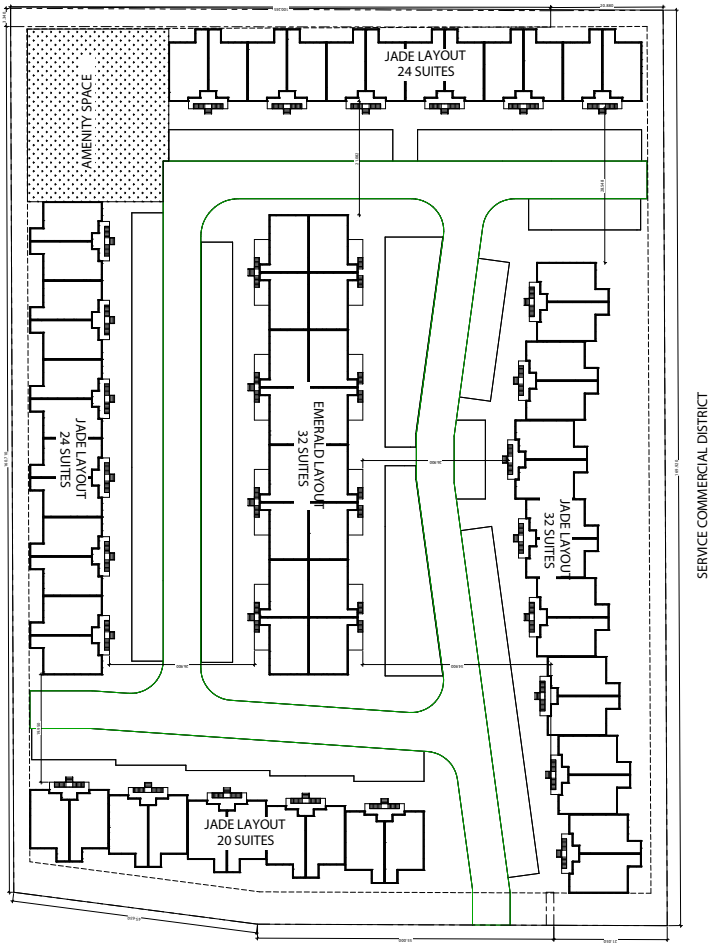
NAI Advent

NAI Advent Commercial Real Estate Corp. | 3633 8 Street SE Calgary, AB T2G 3A5 | 403 984 9800 | naiadvent.com

HIGH RIVER, ALBERTA | 21st St NE & 2nd Ave NE

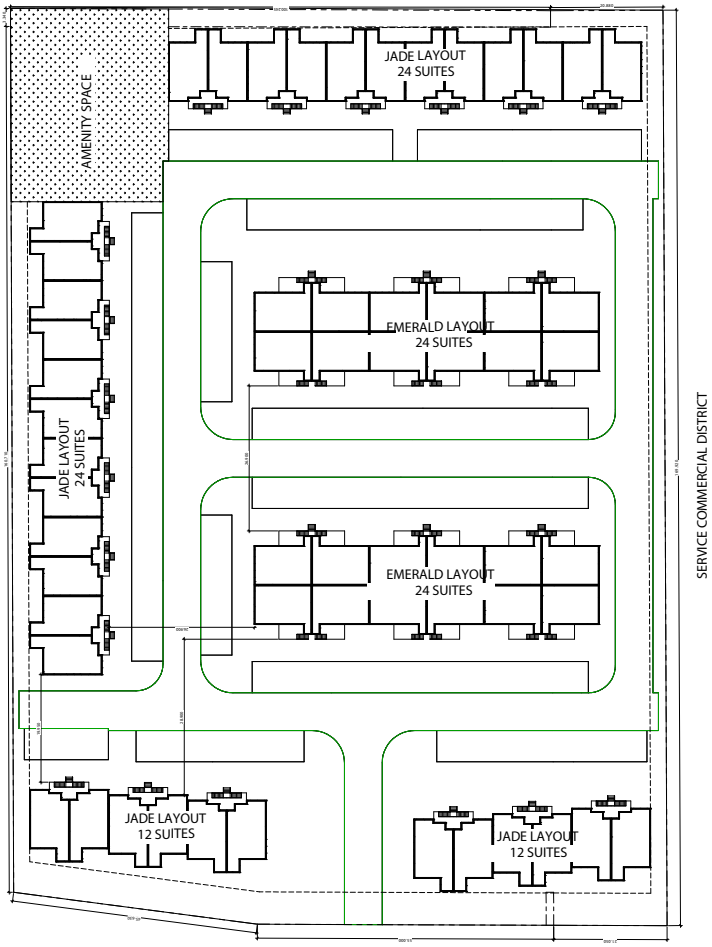
SAMPLE DEVELOPMENT LAYOUTS

OPTION 1

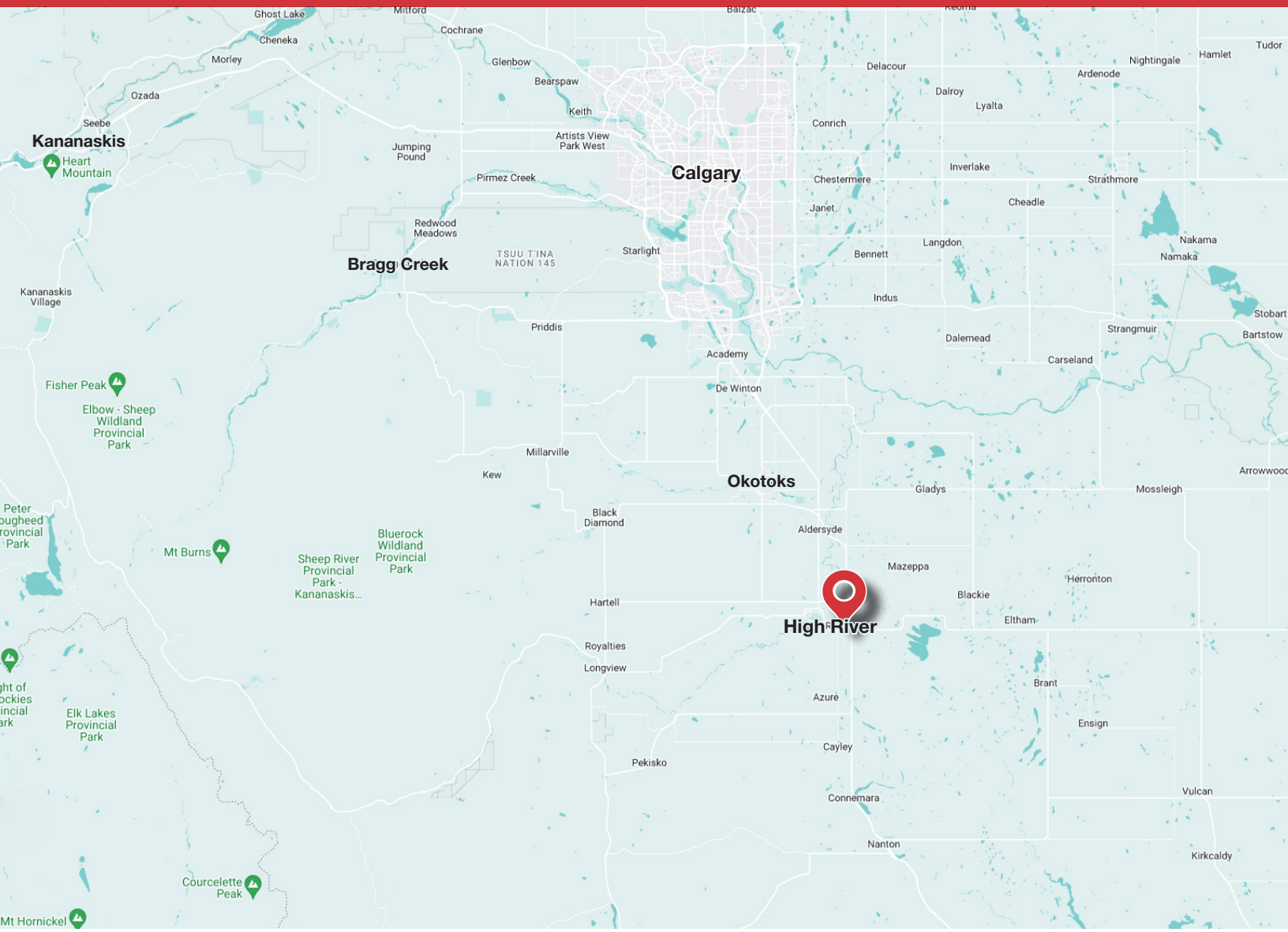


Maximum Density	45 Units / per Acre
Actual Density	26 Units / per Acre
Total # of Buildings	5
Jade Layout	100 Suites
Emerald Layout	32 Suites
Total Number of Suites	132
Parking Requirements	1.25 Spaces Per Dwelling Unit = 165 & 1 Accessible Stall Minimum
Actual Parking Stalls:	1.53 per Suite = 202 & 2 Accessible Stalls
Amenity Space:	1041.451 m²

OPTION 2



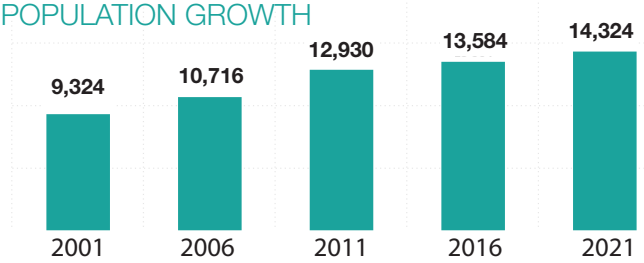
Maximum Density	45 Units / per Acre
Actual Density	23.8 Units / per Acre
Total # of Buildings	6
Jade Layout	72 Suites
Emerald Layout	48 Suites
Total Number of Suites	120
Parking Requirements	1.25 Spaces Per Dwelling Unit = 150 & 1 Accessible Stall Minimum
Actual Parking Stalls:	1.78 per Suite = 213 & 2 Accessible Stalls
Amenity Space:	1041.451 m²



HIGH RIVER, AB

- Located 44 km south of Calgary City limits, High River is a vibrant, people-first community, considered to be the back door to the Kananaskis County.
- It offers everyday small-town charm, beautiful scenery and authentic, western hospitality.
- The Town of High River offers municipal services that provide residents with a high quality of life, safety and security, modern amenities and infrastructure, a healthy urban environment and responsible future growth.
- A business-friendly community offering many opportunities and small-town advantages.

POPULATION GROWTH



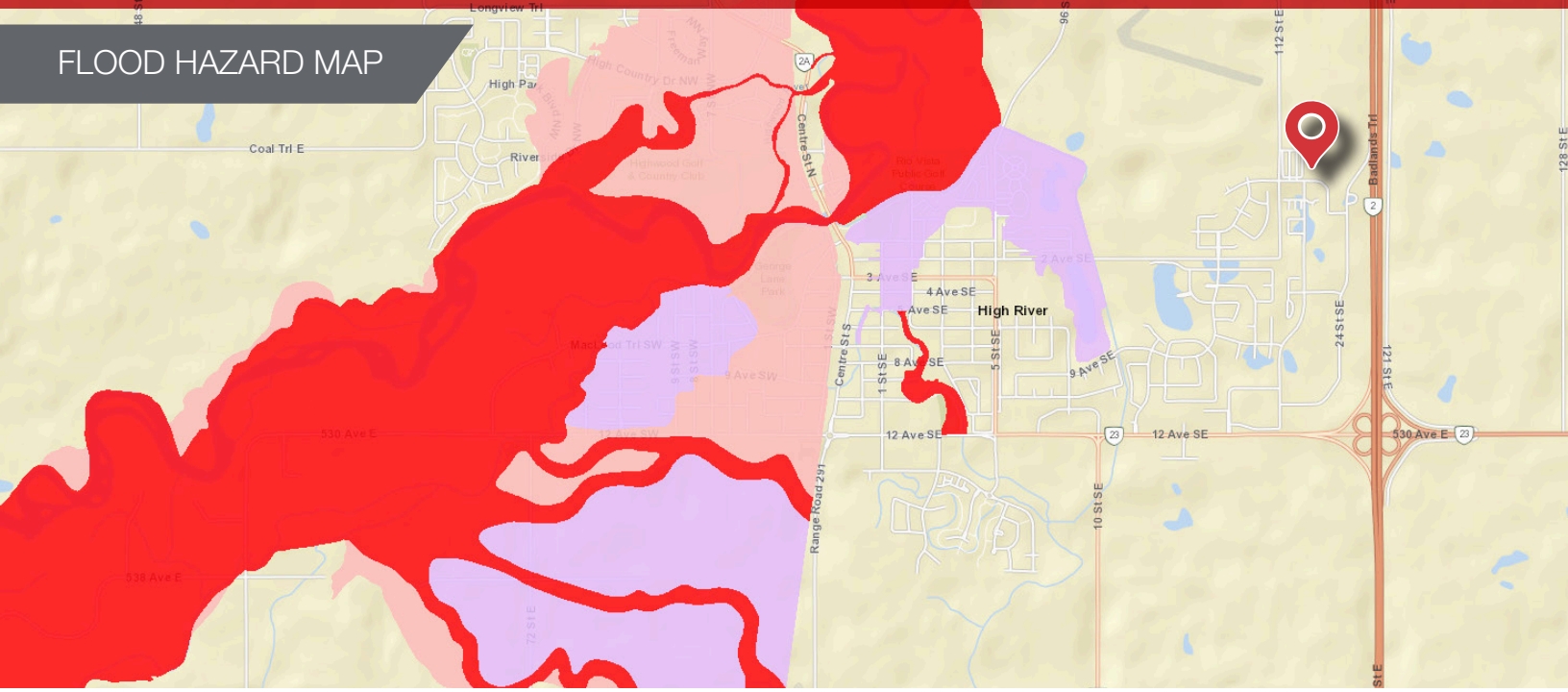
Total Population
14,324

Median Household Income
$78,956

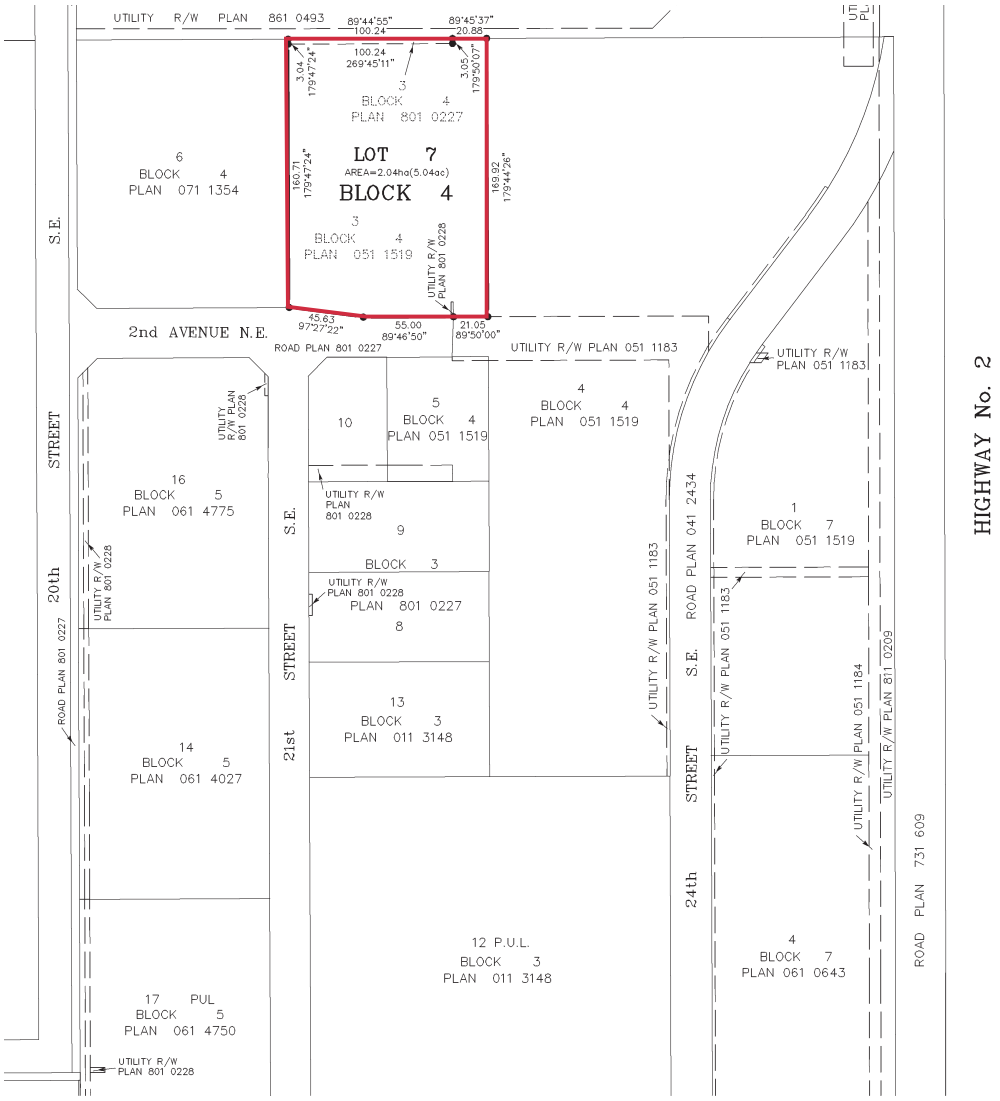
Median Age
42.5

HIGH RIVER, ALBERTA | 21st St NE & 2nd Ave NE

FLOOD HAZARD MAP



- Floodway
- Flood Fringe
- Overland Flow (Flood Fringe)



CONTACT US

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