

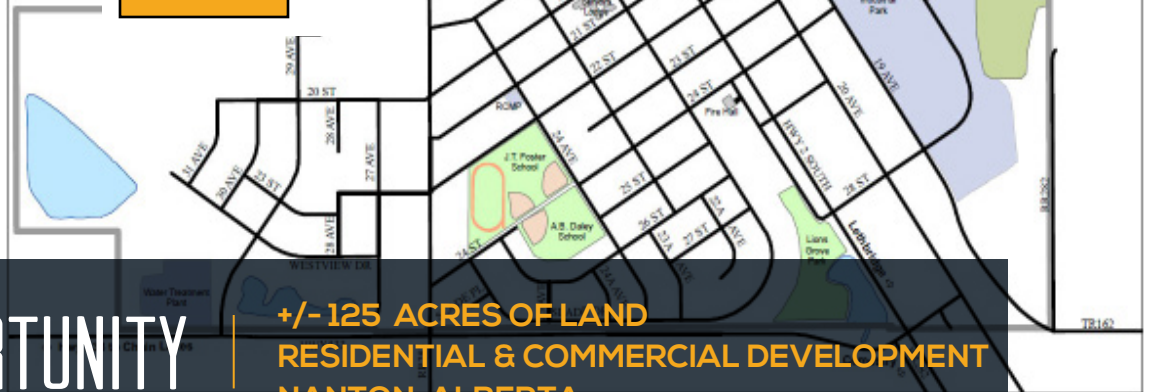
For Sale

NANTON

EST

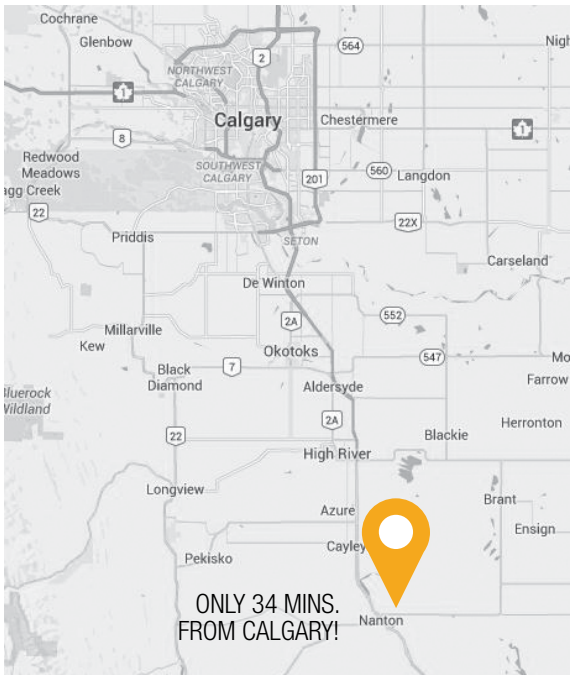


1903



GREAT OPPORTUNITY

**+/- 125 ACRES OF LAND
RESIDENTIAL & COMMERCIAL DEVELOPMENT
NANTON, ALBERTA**



ONLY 34 MINS.
FROM CALGARY!

HIGHLIGHTS

Situated in the Town of Nanton the development site consists of approximately 125 acres. This land is being sold as a “Turn-Key” Development with the ASP already approved by the Town on Nanton and Phase 1 of the 7 Phase development is ready to begin. The development plan consists of a Commercial Village Centre, Low and Medium Density Residential Housing, Parks and Recreational Space, School and Municipal Reserve.

PROPERTY DESCRIPTION

Price:	\$45,000 per acre
Size:	+/-125 Acres
Zoning:	AT (Agricultural Transitional)

DEMOGRAPHICS



Population
2,132



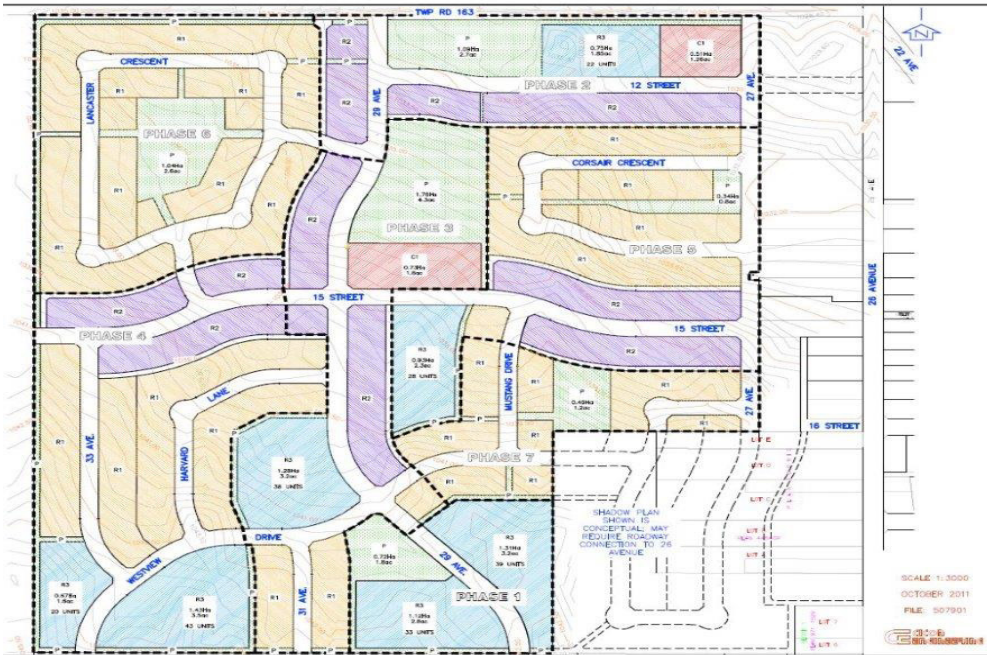
Household Income
\$23,809



Median Age
49.4

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AvenueCommercial.com

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PROPOSED DEVELOPMENT MIX

Type of Dwelling	Number of Dwellings	Population
With Commercial	12	28
Multifamily	224	515
Two Family	164	377
Single Family	231	531
Total:	631	1451

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President

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