



# EVERGREEN

**\$4,707,500**

**MLS:A2236161**

## Site Features:

Commercial development land in a prime location and on the highly visible corner of 44th Street (Highway 16) and 75th Avenue. +/- 18.83 acre parcel zoned C2 – Highway Corridor Commercial. This corner parcel is situated at a full set of lights and is next to a variety of commercial sites including but not limited to Wal-Mart, Sobey’s, Home Depot, Rona, Princess Auto, Sport Chek, Best Buy as well as several restaurants, professional services and other retail stores.



### CONTACT

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780.875.9159  
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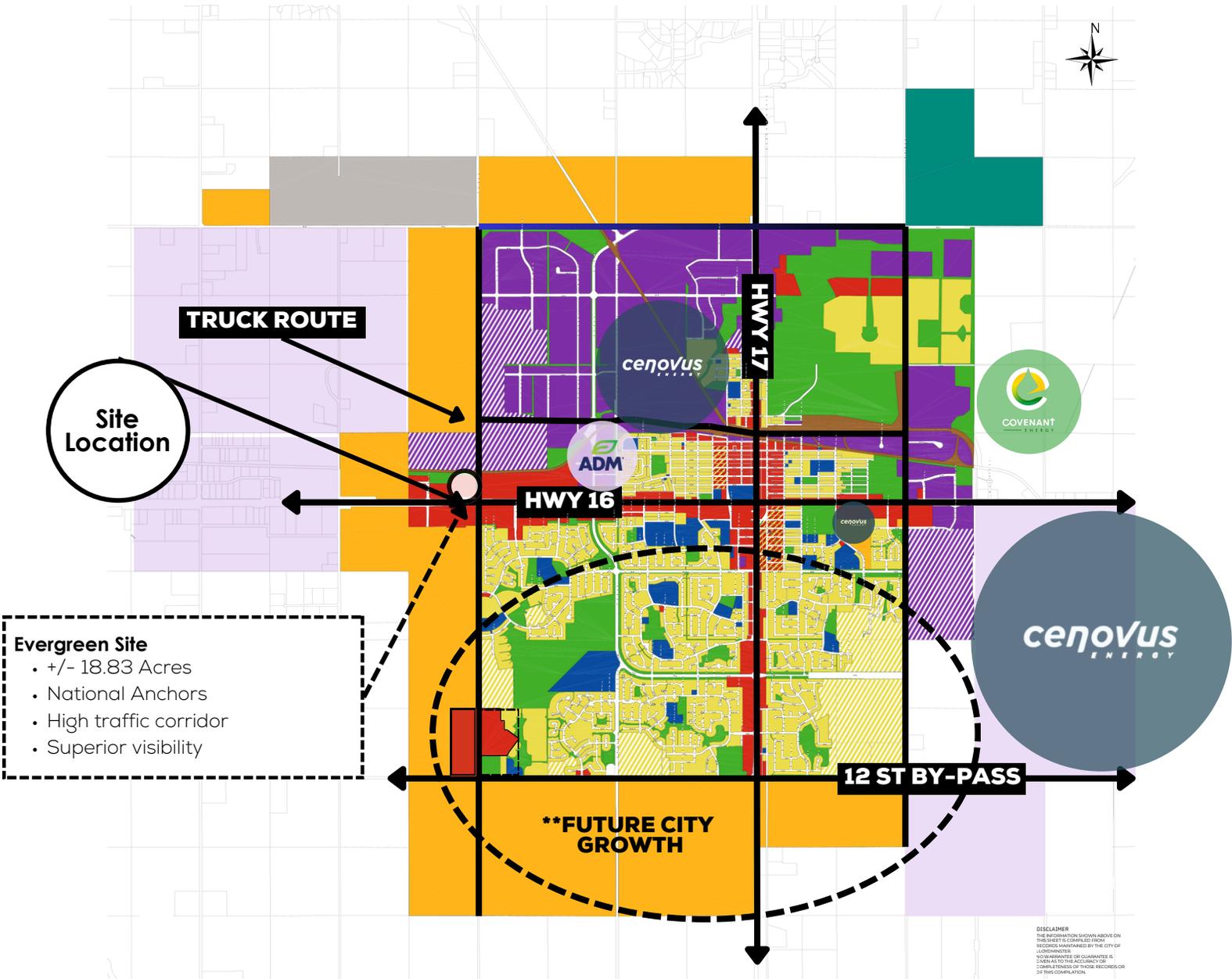
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**ROYAL LEPAGE**  
**COMMERCIAL**

# LOCATION OVERVIEW



GATEWAY

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# SITE PHOTOS



\*This is a judicial sale and the seller and seller's listing brokerage make no warranties or representations regarding this property. Schedule A must accompany all offers and can be obtained from the listing brokerage.

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