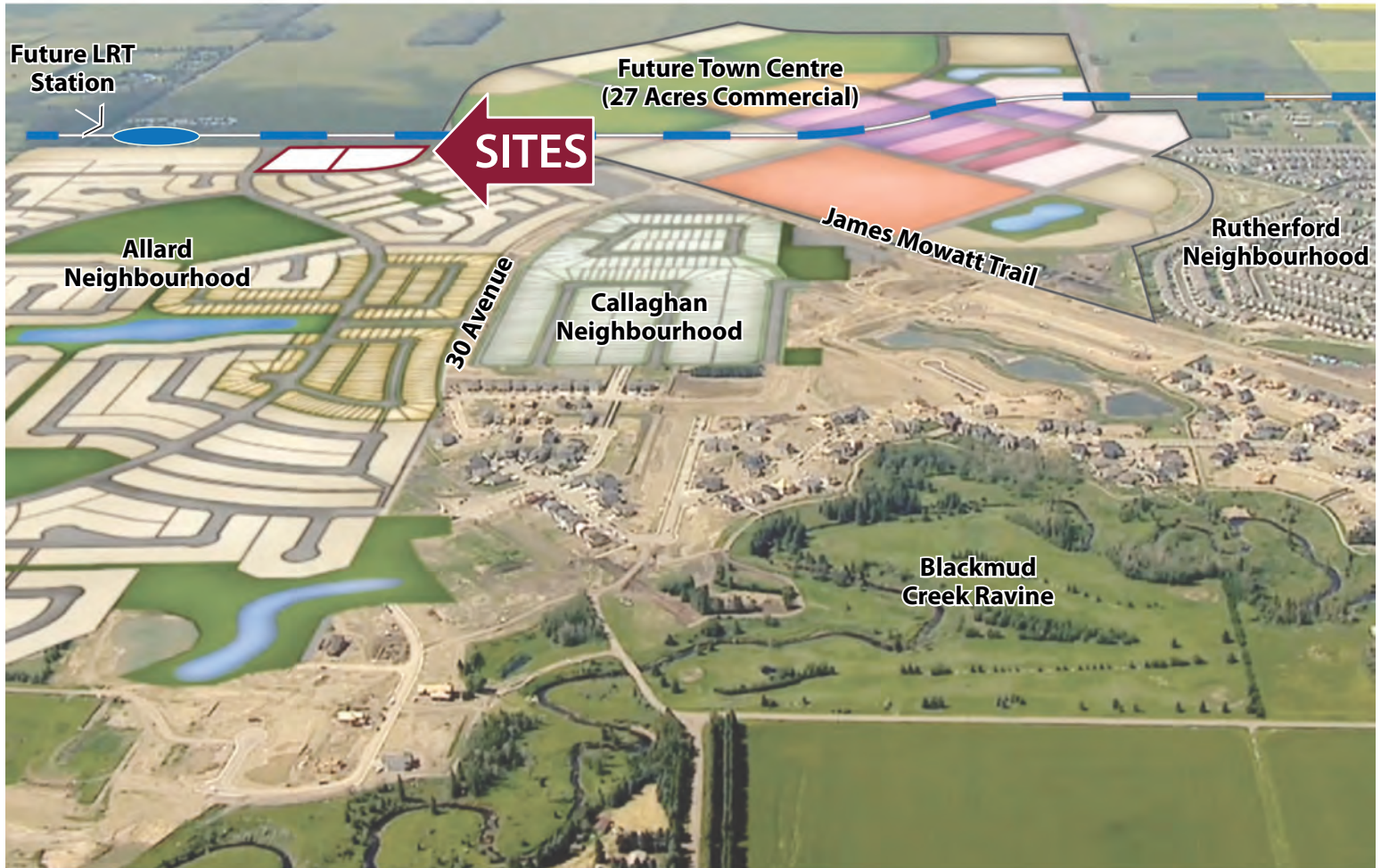




Allard - Heritage Valley Multi Sites For Sale

James Mowatt Trail and 30th Avenue



Property Details

Location

These parcels are located at the southeast corner of James Mowatt Trail and 30th Avenue.

www.allard.ca

Legal Description

TBD

Zoning :

2.30 ac site: RA8

2.84 ac site: RA7

Both Parcels Are Within the Allard NASP.

Due Diligence

No limiting factors for development recorded.
Comprehensive details upon request.

Servicing

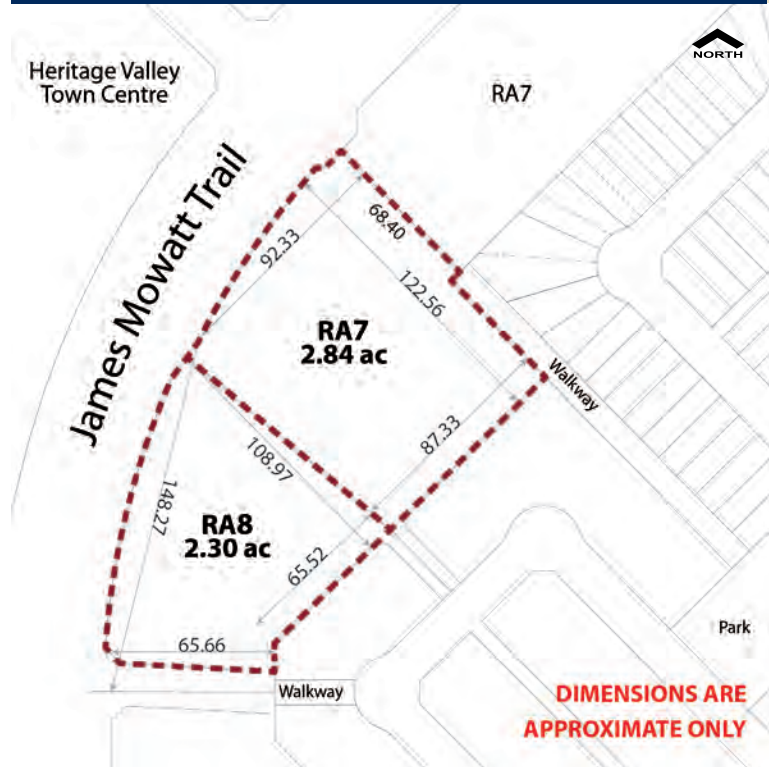
Scheduled for fall 2012.



Key Points

- Excellent Location at the intersection of James Mowatt Trail (constructed 2010) and 30th Avenue.
- Future activity at this intersection includes a planned transit centre in Heritage Valley Town Centre.
- Schools, ravine, and future outdoor skating rink nearby.
- Transportation access to all areas of Edmonton and surrounding areas (including the airport) via Anthony Henday and Hwy 2.
- Easy access to main thoroughfares via James Mowatt Trail.
- Major Retail attractions at The Currents in Windermere and South Edmonton Common, both 10 minutes by car.
- Rapidly growing neighbourhood in an area with continuing development potential.
- New Catholic K-8 School Opened in 2010 in nearby Rutherford

Site Plan



Area Overview

