



Callaghan - Heritage Valley RA7 Sites **For Sale**

James Mowatt Trail and 30th Avenue



Property Details

Location

These parcels are located at the intersection of James Mowatt Trail and 30th Avenue

www.callaghan-edmonton.ca

www.allard.ca

Legal Description

4.00 Acre Site: **Lot 1 Plan 8522000**

4.37 Acre Site: **Part of NW 18-51-24-4**

Zoning : RA7

Within the Callaghan NASP.

Due Diligence

Both a geo-technical assessment and a Phase 1 ESA have been conducted on the surrounding lands with no limiting factors for development recorded.

Servicing

Scheduled for 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

