



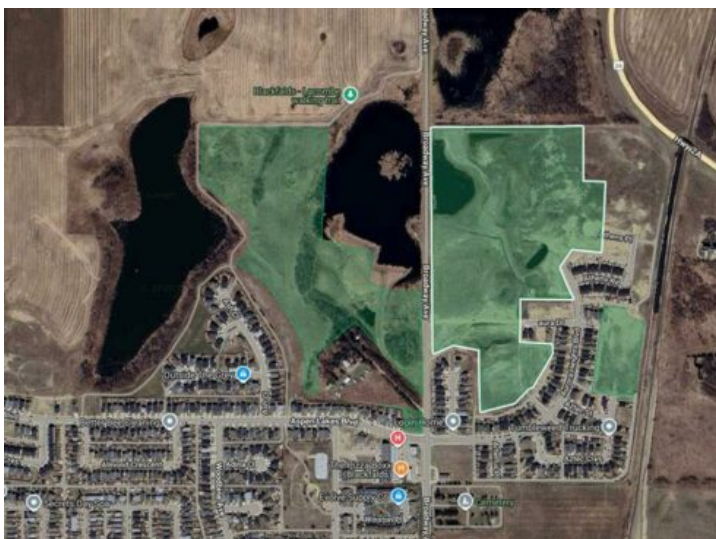
GRASSROOTS
REALTY GROUP

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**0 Broadway Avenue
Blackfalds, Alberta**

MLS # A2270192



\$4,300,000

Division: Aurora

Lot Size: 40.51 Acres

Lot Feat: -

By Town: Blackfalds

LLD: 35-39-27-W4

Zoning: R-1L

Water: -

Sewer: -

Utilities: -

Take a little, take a lot. Aurora Heights SW-35 consists of 40.51 ac+/- acres of residential development lands sitting on the east side of Broadway Avenue(Range Road 272). There are many of the initial approvals, clearing, and grading work being completed for a residential community. The lands are located between Highway 2 and Highway 2A, the access to the highways and the town makes these lands perfectly situated for ease of access to all amenities. Seller is willing to subdivide off a portion in order to create your ideal development, this could allow for you to invest your capital in phases coinciding with your sales. This quarter has a lot of improvements including the initial approvals, clearing the site, rough grading of the entire quarter, some underground servicing, subdivision approval of phases 2D and design drawings of the same. Plans to upgrade a temporary lift station which is currently servicing the existing development plus some portions of Phase 4, Phase 2D and the new area Phase 5B. The upgrade will allow full development of these areas. This parcel currently includes Phase 4 as part of the package.