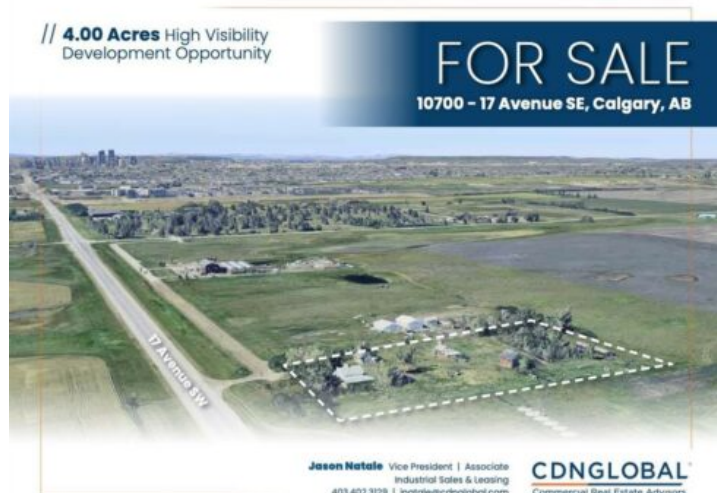


**10700 17 Avenue SE
Calgary, Alberta**

MLS # A2220212



\$1,900,000

Division: Twinhills

Lot Size: 4.00 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: C-O

Water: -

Sewer: -

Utilities: -

This exceptional 4.00-acre development opportunity is prominently located on the north side of 17th Avenue SE, offering high visibility and excellent street frontage. Zoned MU-2 (Mixed Use & Active Frontage), the property supports a wide variety of commercial uses, making it ideal for retail, office, or mixed-use development. The site benefits from a strategic location just 3 kilometers from the growing town of Chestermere, 1 kilometer from the established Chelsea residential community, and 3 kilometers from the popular Easthills Shopping Centre. With strong exposure along a major corridor and proximity to both residential and commercial hubs, this property is well positioned for future growth. The land is being sold on an 'as is' basis, with all chattels included, presenting a rare and versatile investment opportunity in a rapidly expanding area.