

# Land for sale

Balzac, Alberta Up to 17.4 acres available

FULLY SERVICED AVAILABLE JUNE 2025



# Site Plan



Legal	TBV	Lot	Size (acres)	Status
Zoning	DC - 99 (Cell C)	1	-	Municipal Reserve
Anticipated Subdivision	Spring 2025	2	15.6	Sold
Services	Fully Serviced	3	5.5	Conditionally Sold
Water	0.5 m²/ acre / day	4	6.0	Conditionally Sold
Site Condition	Rough Grade	5	5.9	Available
Asking Price	\$750,000 per acre			

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# **Property Highlights**

- Rare Balzac opportunity from 5.5 acres to 17.4 acres
- Sites can be sold individually or in multiple sites
- No building commitment or developer guidelines
- Fully serviced lots
- Highway 566 fully upgraded and expanded
- Immediate access to major northeast roadways and Calgary International Airport

# **Drive Times (Approximate)**

- Stoney Trail (Ring Road) 9 min
- Deerfoot Trail (Highway 2) 5 min
- Calgary International Airport 15 min
- Downtown Calgary 22 min

# Contact us for more information

**Executive Vice President** +1 403 456 2221 ryan.haney@jll.com

### **Carey Koroluk**

Vice President Vice President +1 403 456 2346 +1 403 456 2197 carey.koroluk@jll.com austin.smith@jll.com

### Marshall Toner EVP, National Industrial

+1 403 456 2214 marshall.toner@jll.com

### **Chris Saunders Executive Vice President** +1 403 456 2218 chris.saunders@jll.com

Associate +1 403 670 7353 troy.robinson@jll.com

# **Troy Robinson**

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