

**1 Muirfield Boulevard
Lyalta, Alberta**

MLS # A2195776



\$1,500,000

Division:	Lakes of Muirfield
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,965 sq.ft.
Zoning:	DC-7

Heating:	Forced Air	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle	Utilities:	Cable Internet Access, Electricity Connected, Natural Gas
Exterior:	Cement Fiber Board	Parking:	-
Water:	-	Lot Size:	5.20 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	None		

Prime Commercial Land in Growing Lakes of Muirfield, Lyalta & 5.2 Acres with Building Seize this rare opportunity to own 5.2 acres of commercial land in the heart of Lyalta, a thriving golf course community, Lakes of Muirfield, just east of Calgary. This high-potential property is ideally positioned to serve the rapidly expanding population, with build out of 700 homes and numerous surrounding acreages. No other retail exists in the community, making this an exceptional investment for retail, dining, or service-based businesses. The property includes a 3,000 sq. ft. building, featuring: Kitchen space & ideal for a cafe, restaurant, or food service Two bathrooms & ready for staff and customer use

Expansive lot & ample space for parking, expansion, or additional development With increasing demand and no competing retail, this is a prime location for a convenience store, restaurant, liquor store, cardlock gas or a variety of other businesses. Don't miss out on this unique commercial opportunity in one of the region's fastest-growing communities! Location: Lyalta, AB in Lakes of Muirfield Size: 5.2 acres Building: 3,000 sq. ft. with kitchen & bathrooms Growth Potential: 700+ homes planned, plus acreages nearby Invest now in the future of Lyalta! Contact us today for more details.