

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1 MUIRFIELD BOULEVARD FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lyalta, Alberta



Listing ID:
30842


MLS ID:
A2195776

\$1,500,000



 **HEATHER DOUGALL**
 (403) 807-8538

 Royal LePage Benchmark
 403-253-1901

 1 Muirfield Boulevard , Lyalta , Alberta T0J1Y1

Transaction Type For Sale	Days On Market 82	Zoning DC-7
Subdivision Lakes of Muirfield	Year Built 2006	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 0614100
Building Area (Sq. Ft.) 2965.03	Building Area (Sq. M.) 275.46	Lot Size (Sq. Ft.) 226512
Lot Size (Acres) 5.20	Construction Type Cement Fiber Board	Roof Asphalt Shingle
Foundation Slab	Heating Forced Air	Inclusions None
Restrictions Building Commitment-Time To Start	Reports Aerial Photos	

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 café, 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.