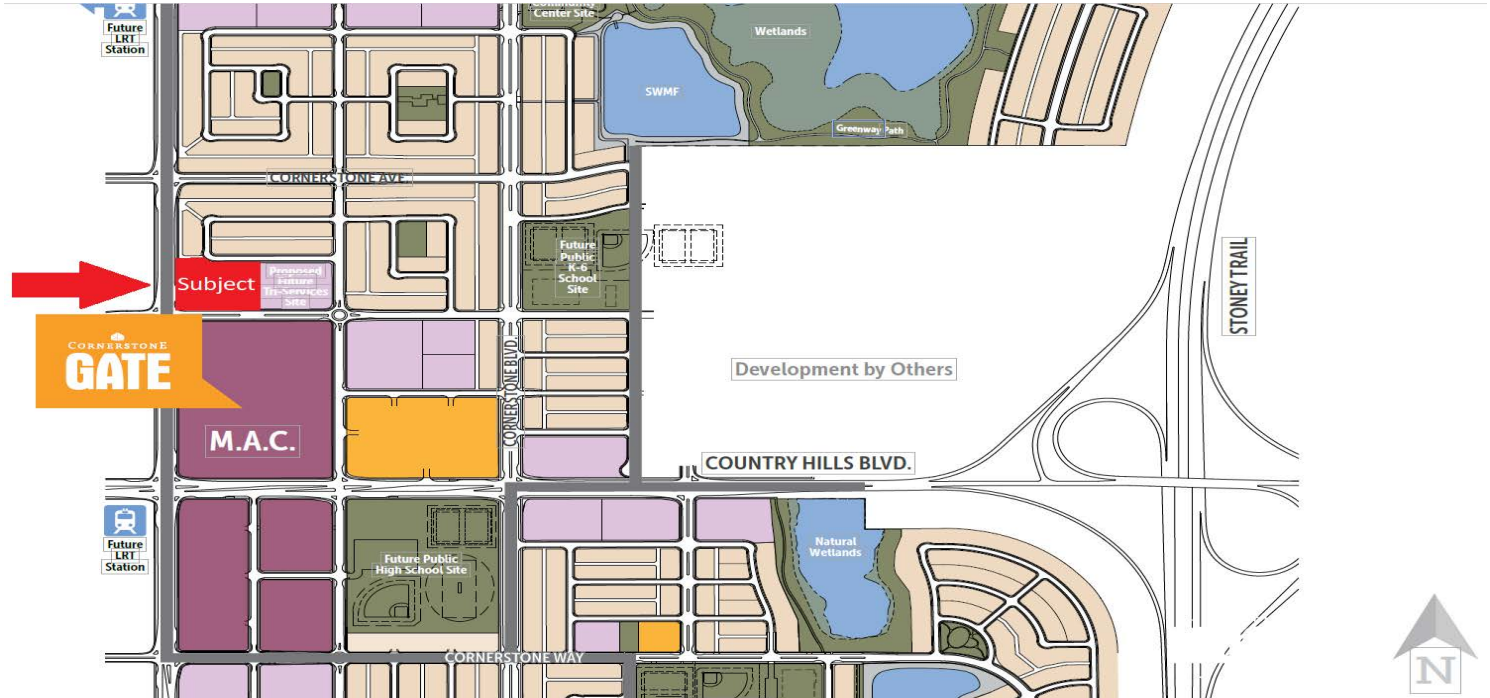


# Sunstar Crossing

Price \$590/SF

76 Cornerstone Heights NE, Calgary, AB



## Highlights

- Zoning: Industrial General (C-C1)
- Total Buildings : 5
- Bay: Minimum 1,100 ± SF
- Available Q3 2021
- Parking: 238 Stalls
- Sprinklers: Yes
- 2nd Floor Options Available
- Outdoor Patio Available
- Location: Next To Calgary's First Major Activity Center

## Demographics:

### CORNERSTONE

Total Average Population	
2018 Estimated	1,629
2019 Estimated	2,614
Average Household Income	
2019 Estimated	\$98,595
2022 Projected	\$111,364

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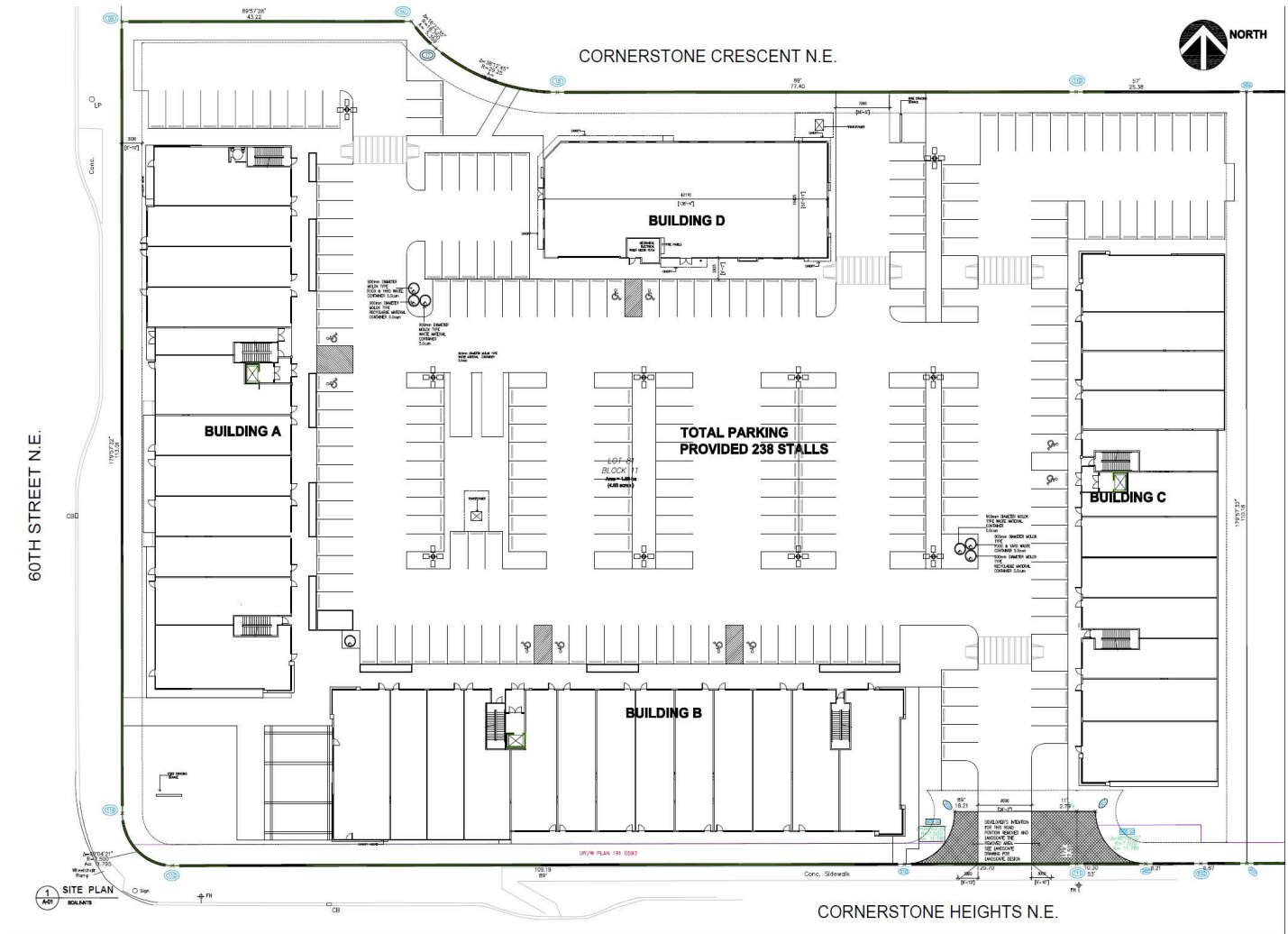
FOR SALE

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## Site Map View



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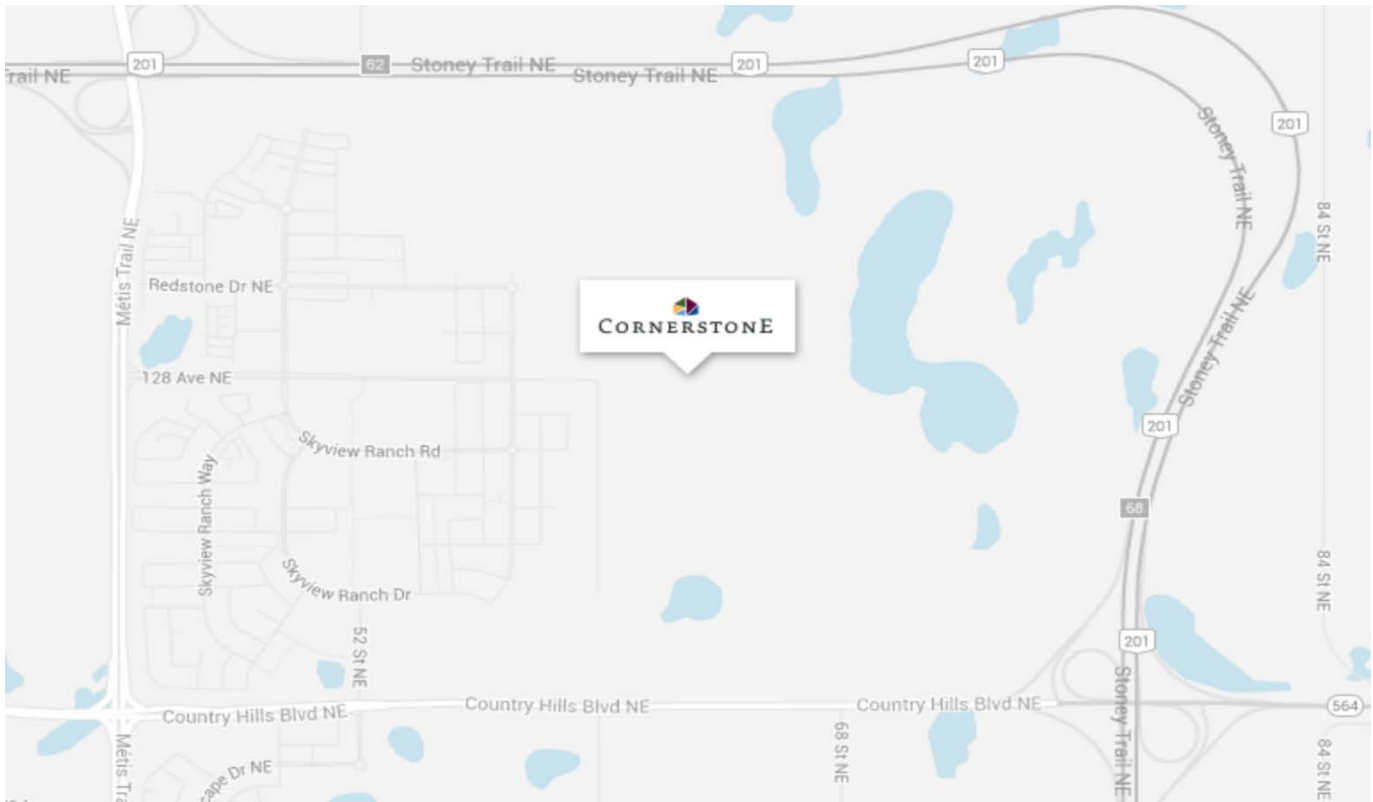
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## Location

- East of the Calgary International Airport
- Exposure and access to Country Hills Blvd NE and Metis Tr NE
- Minutes off Stoney Tr, Deerfoot Tr/QEII
- Easy Access to 2 Major Transit Plazas, Including Future LRT Access.

## Surrounding Communities

- - Cityscape, Skyview Redstone, Saddleridge, Savanna

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Permitted Use		Discretionary Use	
Accessory Food Service	Office	Addiction Treatment	Liquor Store
Catering Service – Minor	Pet Care Service	Amusement Arcade	Outdoor Café
Convenience Food Store	Print Centre	Artist's Studio	Payday Loan
Counselling Service	Protective and Emergency Service	Auto Service - Minor	Place of Worship - Small
Financial Institution	Dry-Cleaning and Fabric Care Plant	Billiard's Parlour	Restaurant: Licensed - Small, Medium
Fitness Centre	Radio and Television Studio	Brewery, Winery and Distillery	Seasonal Sales Area
Health Services Laboratory – With Clients	Restaurant	Cannibis Counselling	Service Organization
Home Based Child Care – Class 1	Retail and Consumer Service	Child Care Service	Social Organization
Home Occupation – Class 1	Specialty Food Store	Drinking Establishment	Urban Agriculture
Information and Service Provider	Supermarket	Food Production	Utility Building
Medical Clinic	Veterinary Clinic	Indoor Recreation Facility	Vehicle Sales - Minor

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