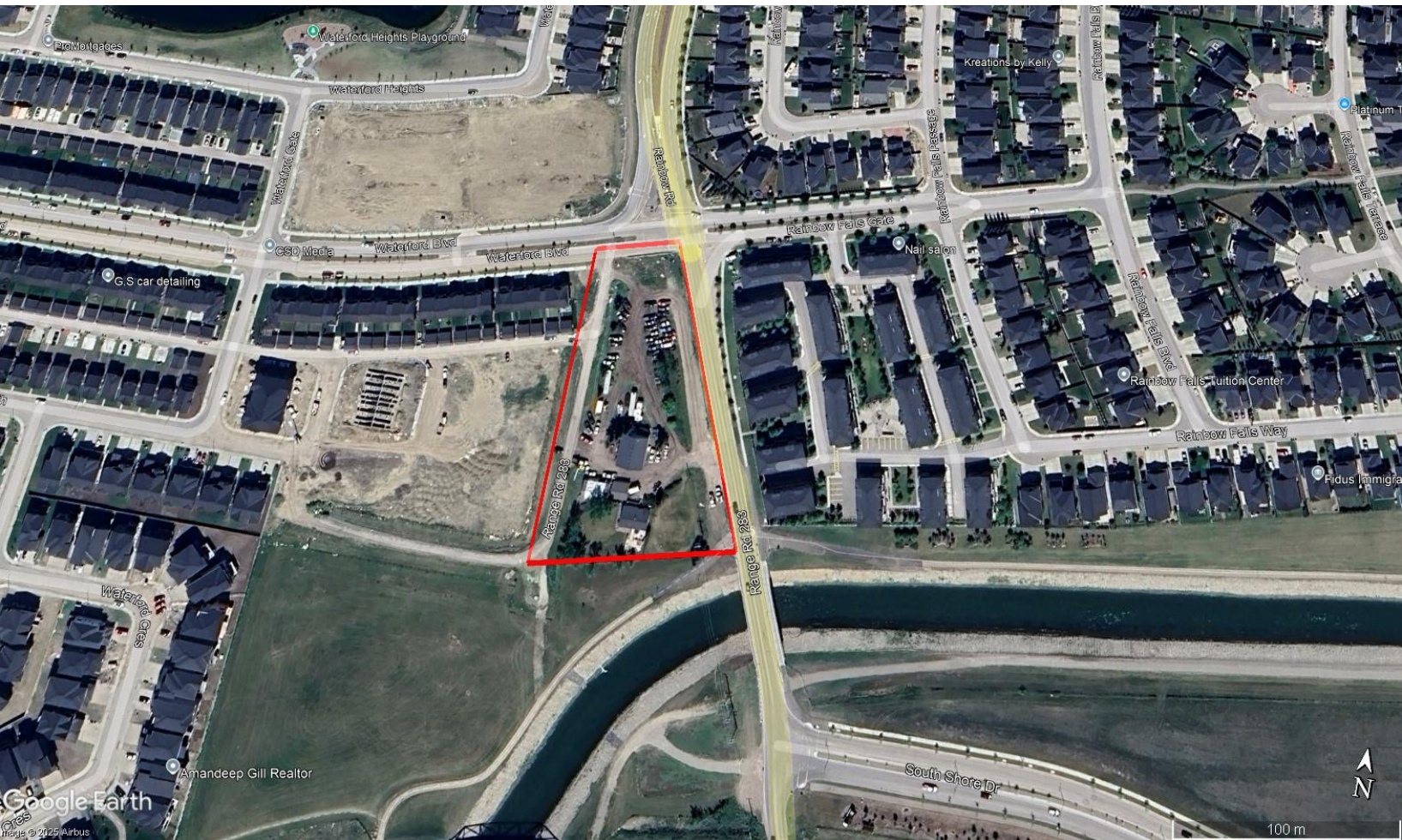


Multi-family Development Site For Sale – 1.86 Acres

PRESTIGE
COMMERCIAL GROUP

RE/MAX
COMMERCIAL®

Rethinking Commercial Real Estate



This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipient hereof. The information contained herein is based on information which Prestige Commercial deems reliable. However, Prestige Commercial assumes no responsibility for the degree of accuracy such information, nor does Prestige Commercial represent or warrant information contained herein. Recipient should conduct their own investigation to determine the accuracy of information contained herein. The information herein is subject to change without notice.

Roger Ledene, Associate Broker

403-607-5811

roger@prestigecommercial.ca

240187 Rainbow Road



Listing Information

Address:	240187 Rainbow Road
Municipality:	Chestermere
Province:	Alberta
Total Size:	1.86 Acres
Asking Price:	\$2,700,000.00

Be Your Own Landlord

This property offers a rare chance to take control of your future—own your business, build equity, and stop paying rent to someone else. With 4,000 sq. ft. of interior space ready for renovation and 1.8 acres of land for additional development, you have the freedom to design a space that fits your vision.

Key Highlights

Located on Rainbow Road, this site boasts 600 feet of prime frontage on a major collector route connecting Chestermere to Highway 1A, the Trans Canada Highway, Glenmore Trail, and providing quick access to both Stoney and Deerfoot Trails. Visibility, accessibility, and traffic flow are all on your side. The possibilities for this property are wide ranging. It would be an excellent location for:

- A daycare or kindergarten facility
- An animal care or veterinary center
- A medical or wellness building
- Or virtually any commercial concept you can imagine

The land is currently zoned for high density residential, but the owners are open to supporting a rezoning application for commercial use, making this an exceptional opportunity for entrepreneurs, developers, and investors.

Roger Ledene, Associate Broker

403-607-5811

roger@prestigecommercial.ca

240187 Rainbow Road



Roger Ledene, Associate Broker

403-607-5811

roger@prestigecommercial.ca

240187 Rainbow Road



Additional Information

About Chestermere

Located on Calgary's eastern border Chestermere is the closest community. Chestermere has developed around a 750-acre irrigation lake which is part of the Western Irrigation District. Because of the access to water from this canal system, Chestermere has many beautiful ponds, and canals throughout the city. Since 2024 Chestermere's population has grown by 15% to a total population of 32,000.

Current Rental Income

The house and the shop currently rent for \$65,000.00 annually. The renters are on a month-to-month tenancy. Three months clear notice can be given when you wish to start development.

In surrounding Rockview County there are 22,600 residents over 55. The City of Calgary is just 5 minutes away, with many mature residents desiring an upscale condo lifestyle.

Roger Ledene, Associate Broker

403-607-5811

roger@prestigecommercial.ca

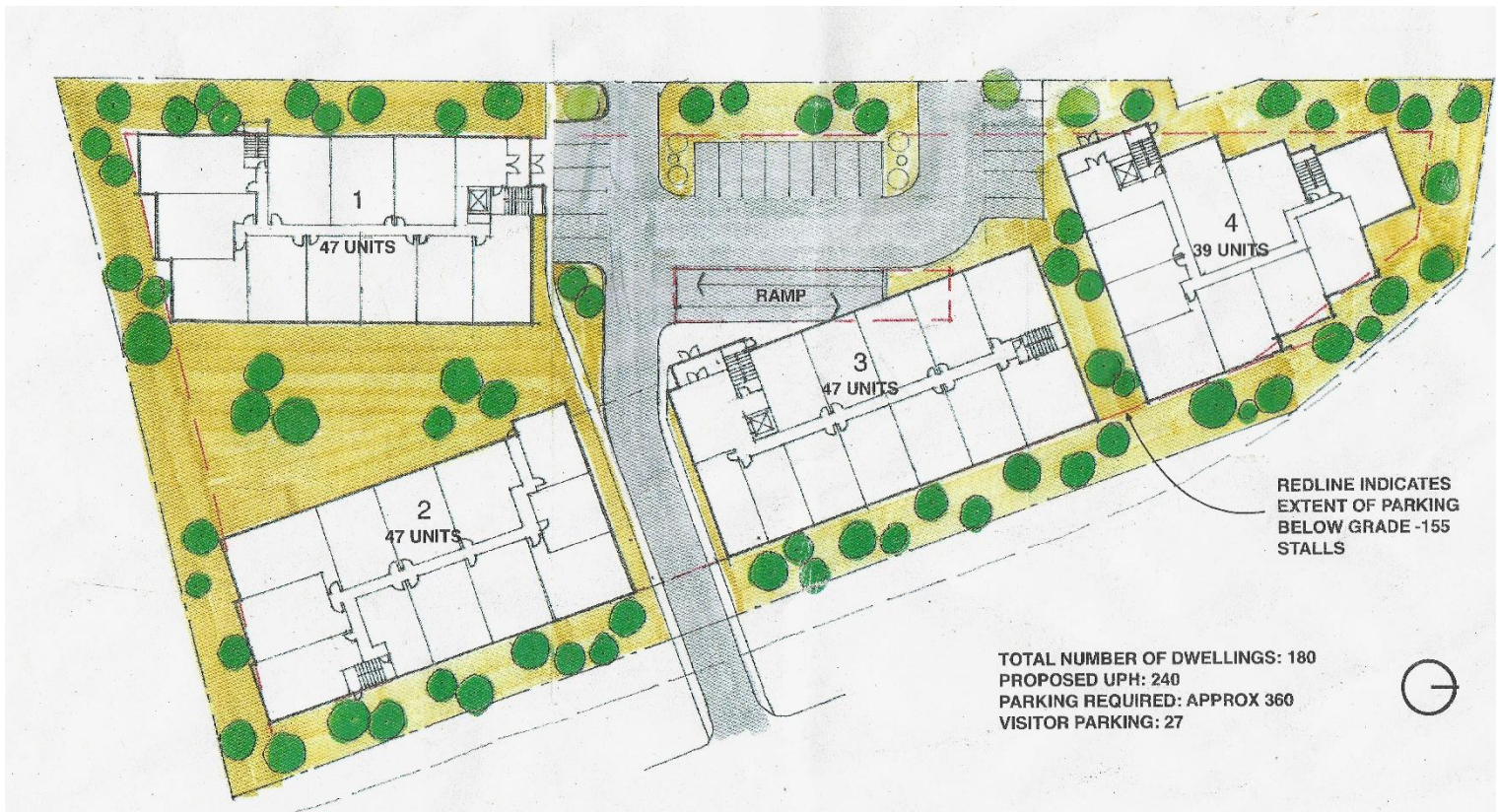
240187 Rainbow Road

Zoning- City of Chestermere Land Use Bylaw 020-24

Low Rise Multi-Unit Residential District (R-4) 10.10.1 Purpose. The purpose of this District is to provide for the development of multi-family housing in the form of 3 to 4 storey apartment buildings to increase the variety of housing choices available in the community.

10.10.2 Permitted Uses	10.10.3 Discretionary Uses
<ul style="list-style-type: none">• Accessory Building• Accessory Uses• Apartment Building with density <99 u/ha regardless of other housing types on parcel• Minor Home Businesses• Parks• Private Swimming Pool / Hot Tub• Show Homes / Sales Centres• Townhouses• Townhouses, Stacked	<ul style="list-style-type: none">• Accessory Building, Garage• Accessory Building, Other• Apartment Buildings with density >99 u/ha• Child Care Facilities• Fill Placement• Major Home Businesses• Residential Care Facilities• Signs• Small Wind Energy Conversion Systems• Solar Collectors not in conformance with Section 7.37

Rainbow Road Chestermere Proposed Multi-Family (Preliminary Site Plan)



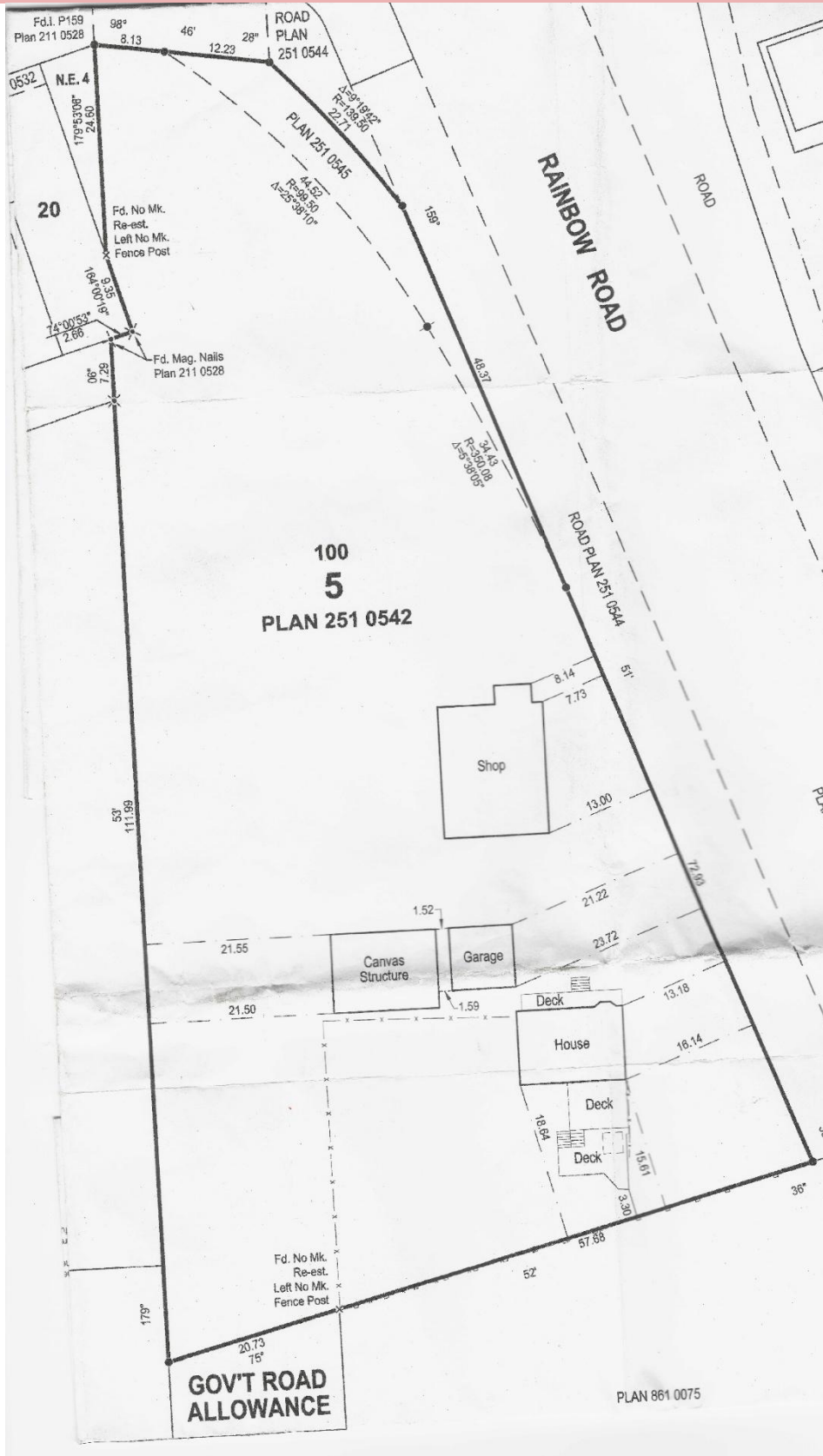
Roger Ledene, Associate Broker

403-607-5811

roger@prestigecommercial.ca

240187 Rainbow Road

Road Plan



Roger Ledene, Associate Broker

403-607-5811

roger@prestigecommercial.ca

PRESTIGE COMMERCIAL GROUP

RE/MAX
COMMERCIAL®

RE/MAX
COMMERCIAL®
AUCTIONS



RE/MAX
Complete Realty

320, 180 Quarry Park Boulevard S.E. Calgary, Alberta T2C 3G3

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipient hereof. The information contained herein is based on information which Prestige Commercial deems reliable. However, Prestige Commercial assumes no responsibility for the degree of accuracy such information, nor does Prestige Commercial represent or warrant information contained herein. Recipient should conduct their own investigation to determine the accuracy of information contained herein. The information herein is subject to change without notice.

Roger Ledene, Associate Broker

403-607-5811

roger@prestigecommercial.ca