

FOR SALE

\$5,200,000

132.4 Acres +/-

**Approved Area
Structure Plan &
Zoning for:**

149 Residential Units

58 High Density Units

200 R/V Sites

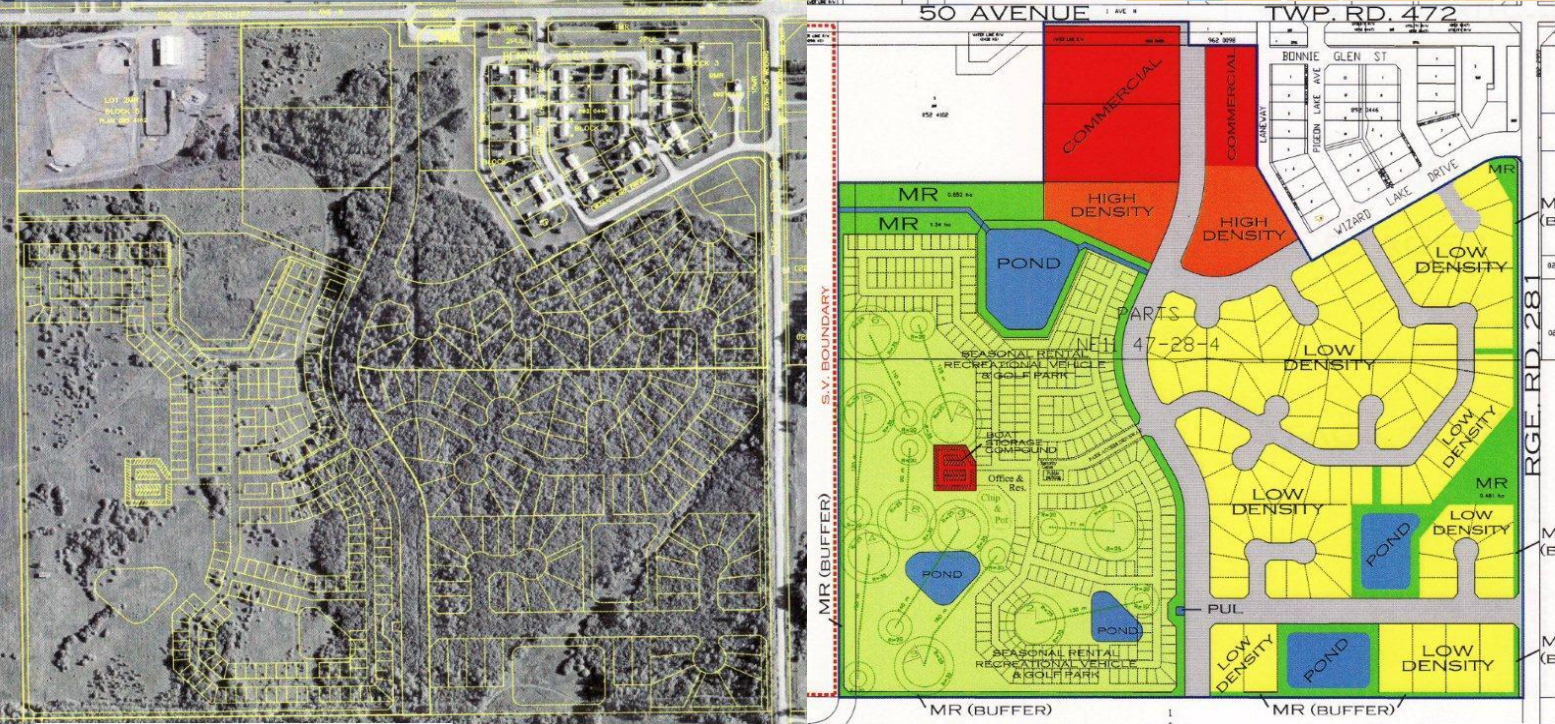
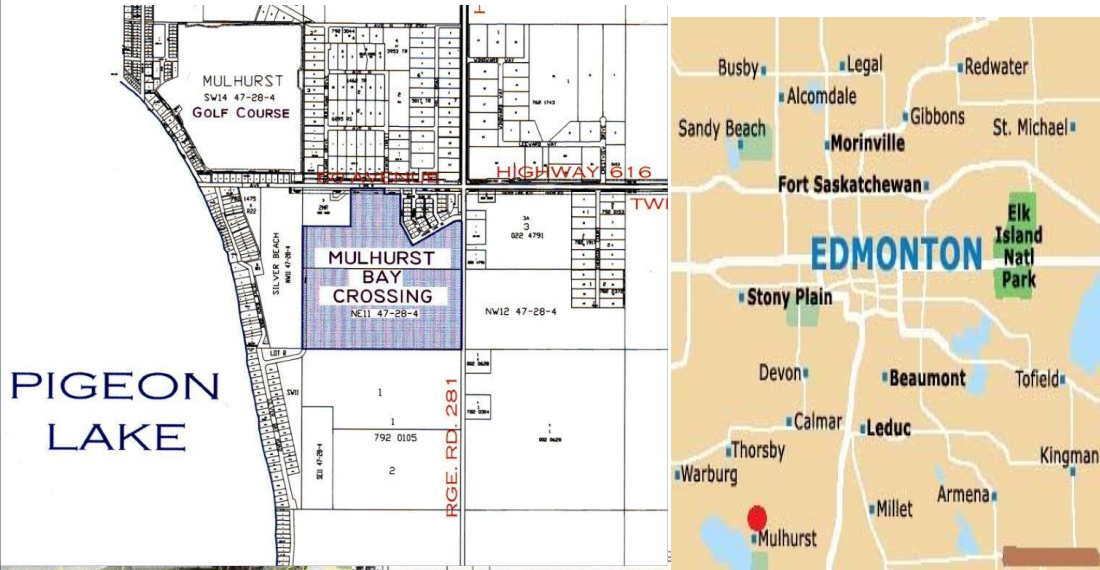
10.28 Acres Commercial

Taxes in 2010: \$5287.94

Mulhurst Bay Crossing

Fully Approved Development - "Ready to Go"

Pigeon Lake, Alberta



Parts (2) N.E. 1/4 Sec. 11, Twp. 47, Range 28, W. 4th M.

This property is located in the Hamlet of Mulhurst Bay on the popular central Alberta Lake known as Pigeon Lake and is strategically located adjacent to Silver Beach, Mulhurst Bay community hall and recreational facilities.

A new Area Structure Plan has been approved for the site and numerous preliminary studies have been undertaken for the servicing of the development. Also proposed is a par 3 golf course to provide additional amenities to the development. The majority of the property is treed and the topography is level. Nor-Chris Holdings Inc. will develop the land for the purchaser on a fee basis if required.



Nor-Chris Holdings Inc.
Real Estate Brokers & Land Developers

**For more information please call - Norman Suvan, Associate 780-425-9350
nsuvanjr@norchris.com www.norchris.com**

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