



**FOR SALE**

# Amber Corners

4.09 Acre Multi-Family Development Site  
with Approval for 304 Suites Across Three  
6-Storey Buildings

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*\*Perspective Rendering\**

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**4.09 acre**  
multi-family development site



**Design plans in place for 304 suites**  
across three 6-storey buildings

## PROPERTY HIGHLIGHTS

- 4.09 Acre Multi-Family Development Site with approval for 304 suites across three 6-storey buildings
- Located on the Northeast corner of Templeton Avenue and Pipeline Road
- Situated just East of the new Amber Trails development, South of the new Ecole Templeton
- Within close proximity to Garden City's abundant retail node including Walmart, Home Depot, Canadian Tire, Garden City Shopping Centre, Seven Oaks General Hospital and the brand new Seven Oaks Sportsplex, a 102,700 sf Community Centre

**Sale Price: \$5,250,000**



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## SALIENT DETAILS OF PROPERTY AND DESIGN PLANS

Civic Address	Amber Corners
Site Area	4.09 acres
Asking Price	\$5,250,000

Gross Floor Area - Building 1	13,208 m <sup>2</sup>
Gross Floor Area - Building 2	4,982 m <sup>2</sup>
Gross Floor Area - Building 3	12,416 m <sup>2</sup>
Total	30,606 m <sup>2</sup>
Surface Parking	162 Stalls
Underground Parkade	294 Stalls
Bicycle Parking	95

<b>Suite Mix - Building 1</b>	
One Bedroom	71
Two Bedroom	30
Three Bedroom	24
Bachelor	18
Total	143

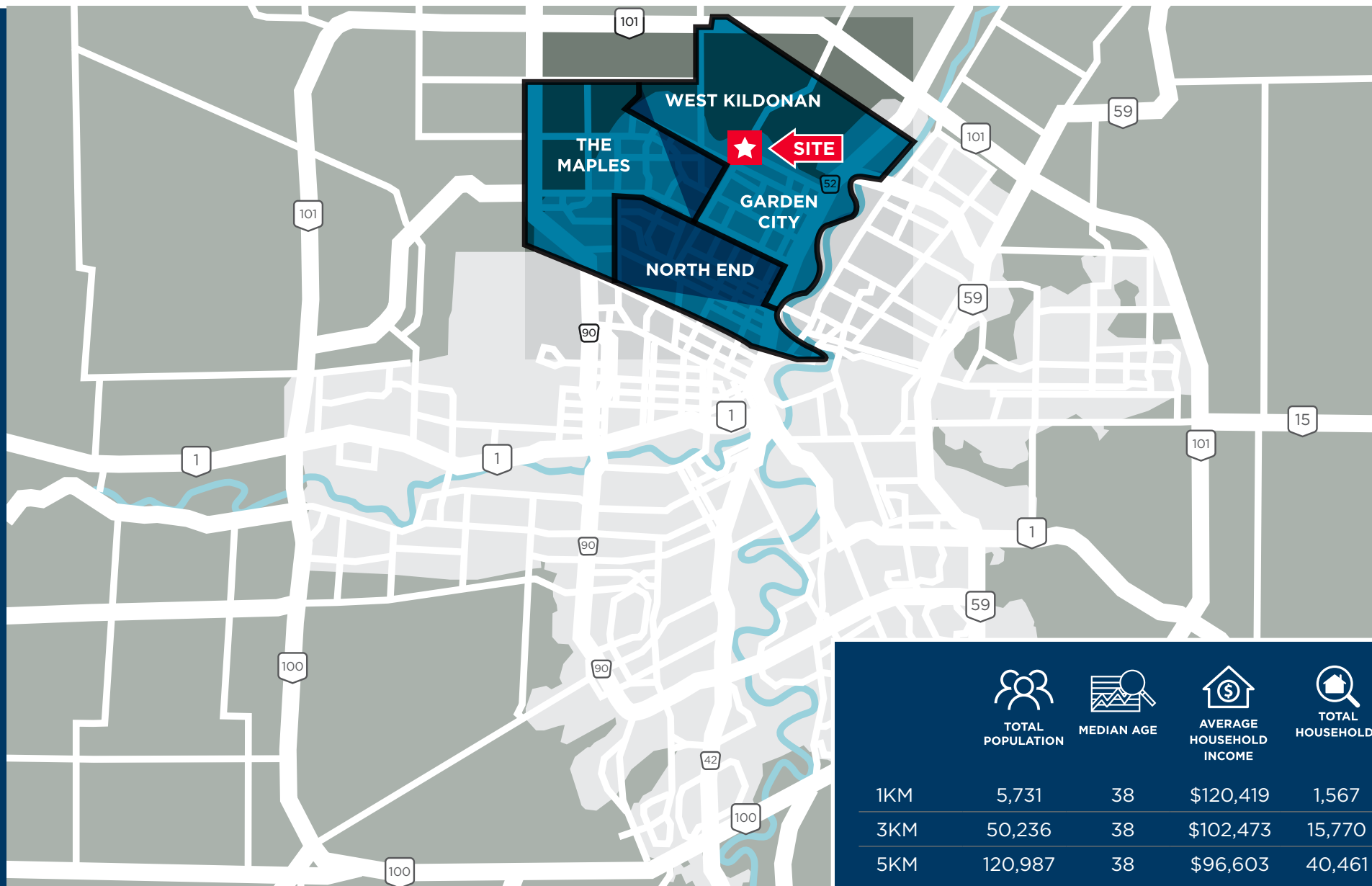
<b>Suite Mix - Building 2</b>	
One Bedroom	18
Two Bedroom	22
Three Bedroom	4
Bachelor	6
Total	54

<b>Suite Mix - Building 3</b>	
One Bedroom	12
Two Bedroom	65
Three Bedroom	17
Bachelor	13
Total	107



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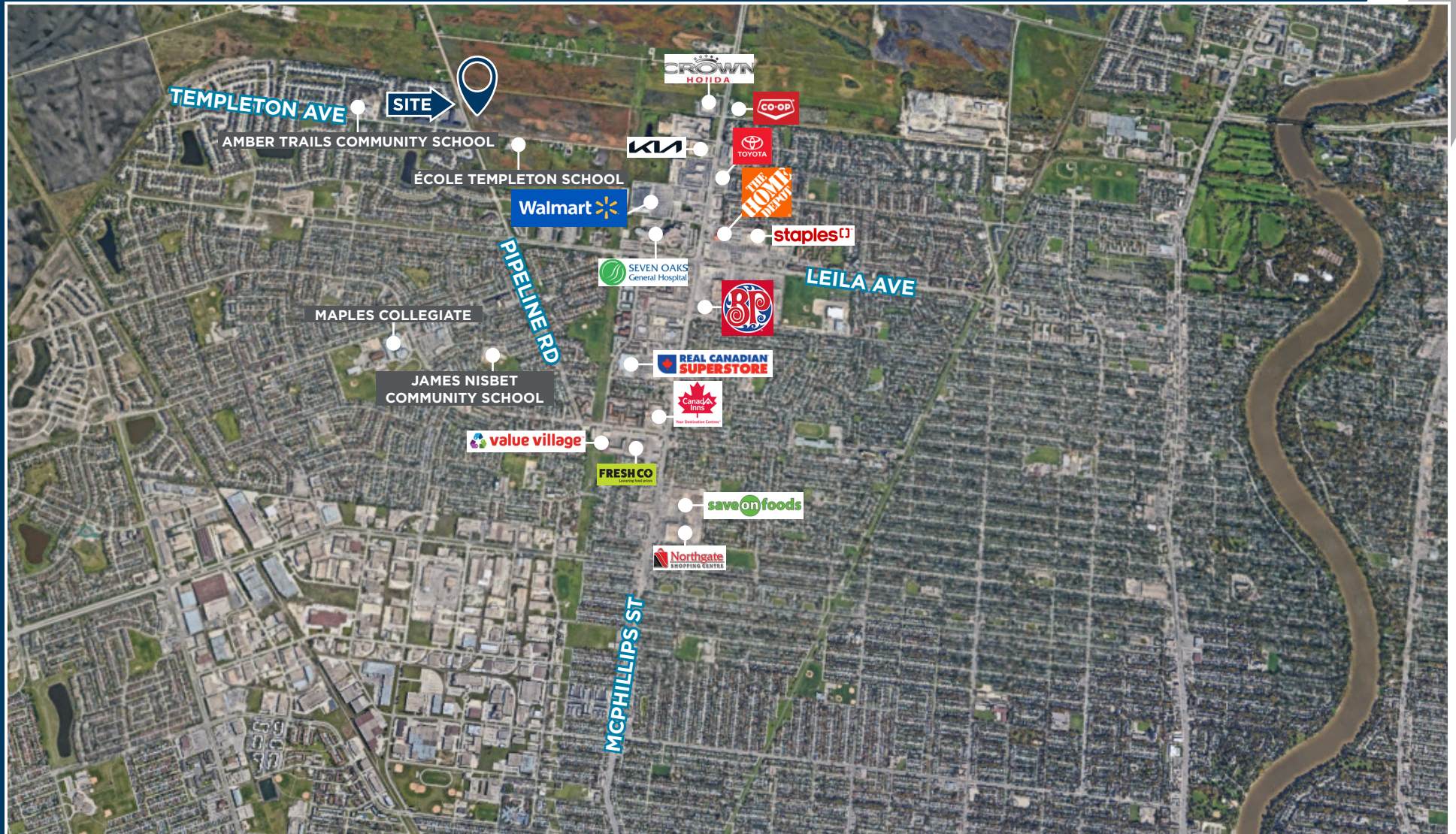


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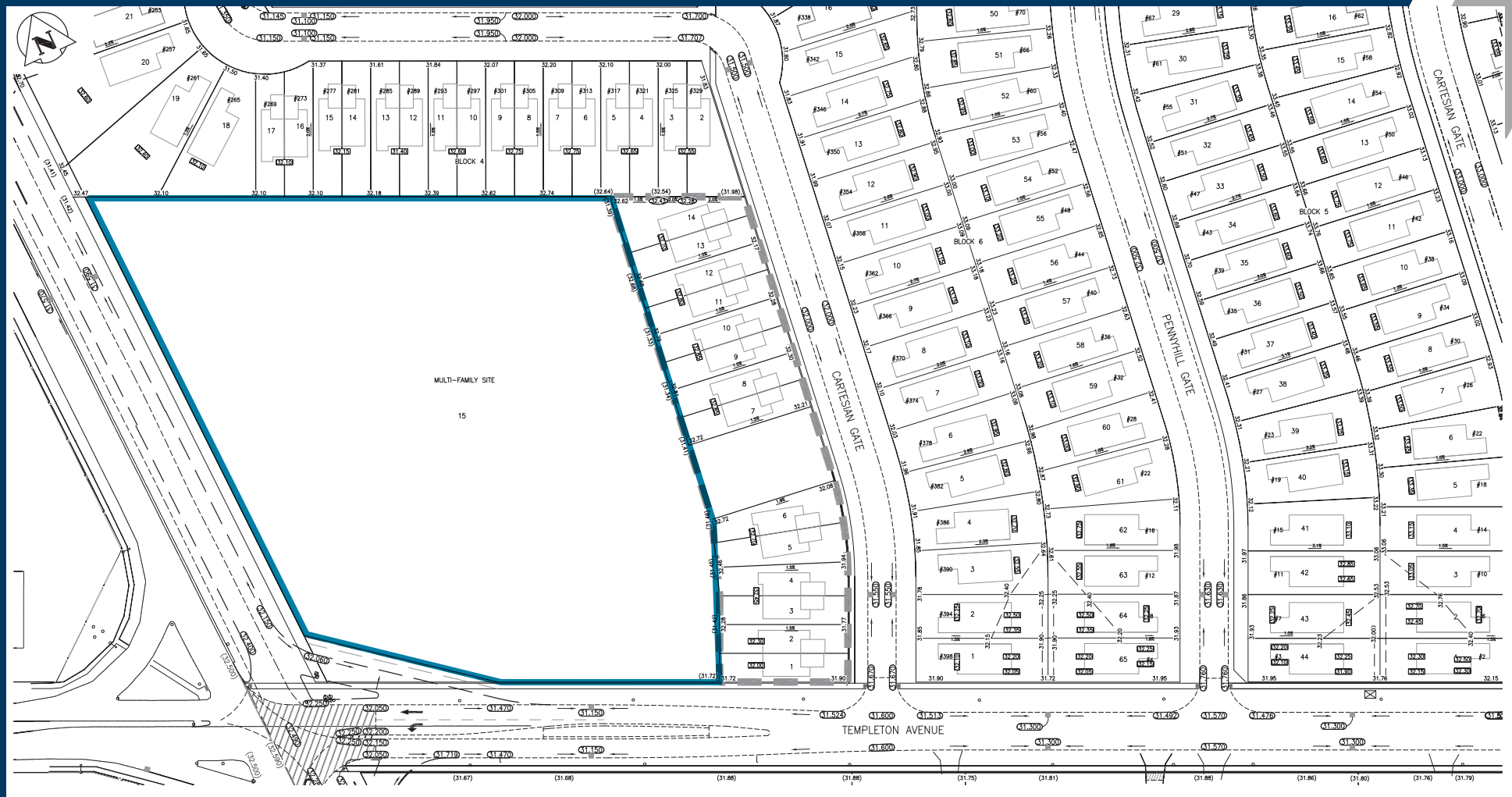
### SURROUNDING AMENITIES



FOR SALE

# Amber Corners

## SITE PLAN

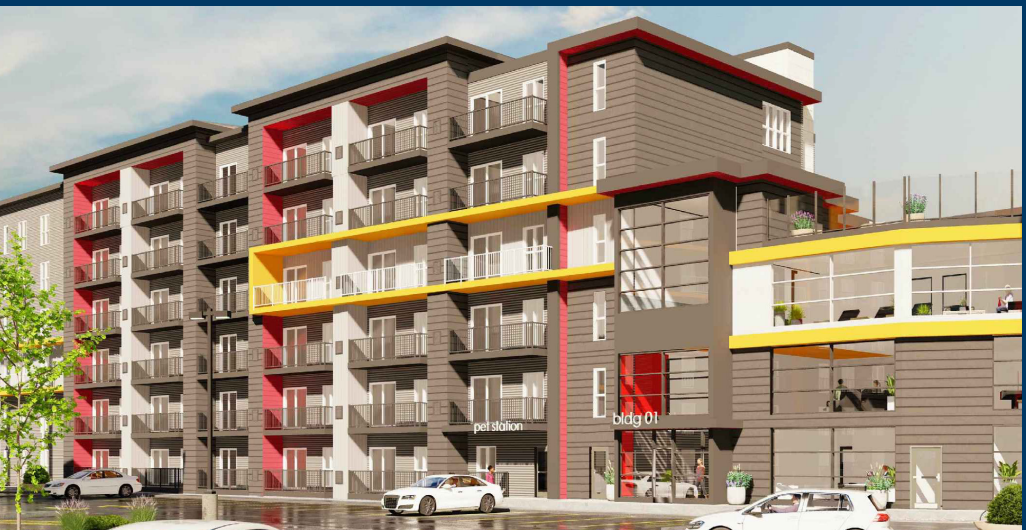


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## POTENTIAL DESIGN RENDERINGS



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