

Stoney Industrial Park
Calgary, AB

185 acres

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

LAND FOR SALE

**CITY
APPROVALS
IN PLACE**



BREAKING GROUND SUMMER 2025



Fully Serviced
Land



Zoning
I-B, I-G & DC



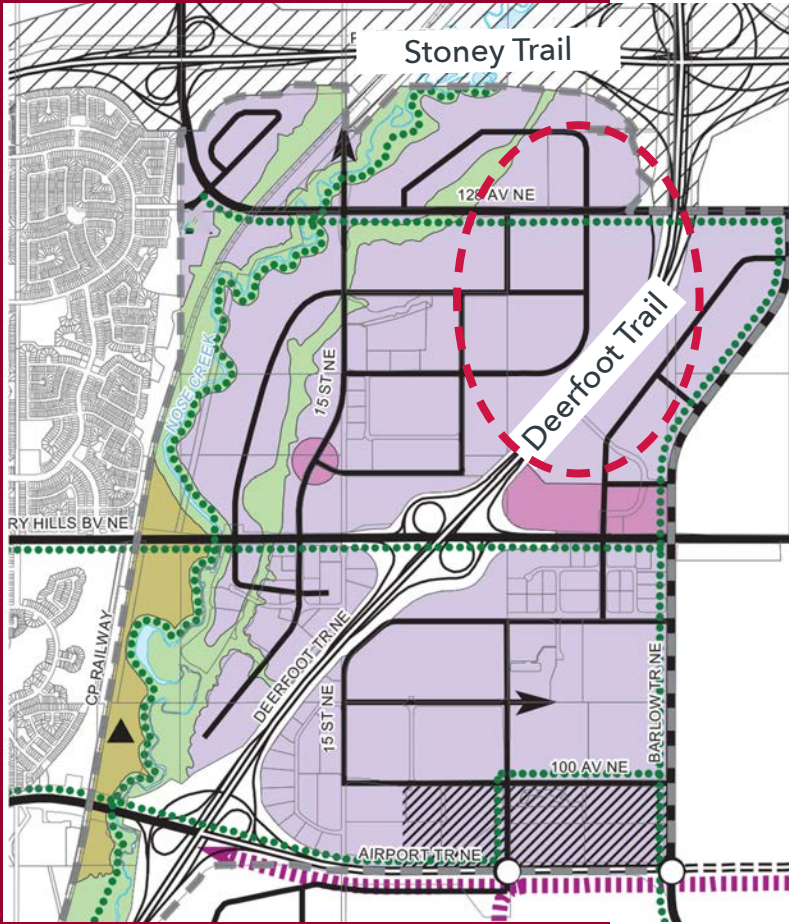
Quick Access to
Deerfoot Trail

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TRANSPORTATION PLAN



KEY FEATURES

MUNICIPALITY:
 Calgary
 District: Stoney

ZONING:
 I-G (Industrial General)
 I-B (Industrial Business)
 DC (Direct Control)

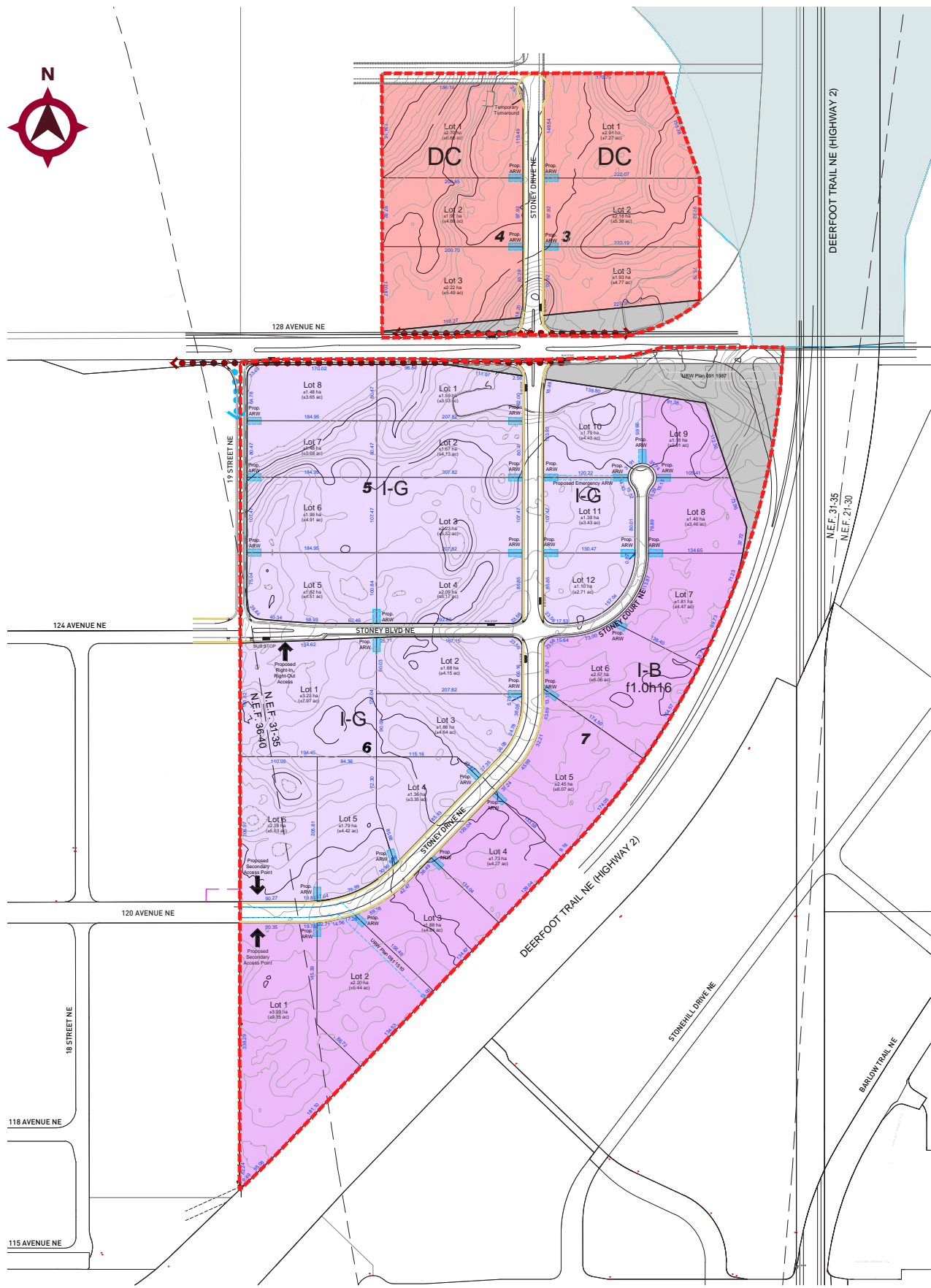
SERVICES:
 Electricity
 Natural Gas
 Fiber Optics
 Water/Sanitary/Storm
 Paved Roads
 All Services along roadways

ESTIMATED PROPERTY TAXES:
 \$15,000 - \$20,000 per acre (for 2023)

LOCATION:
 Located on the SW corner of
 Stoney Trail and Deerfoot Trail
 Quick access to Stoney Trail via 128th Avenue NE
 Right ONLY onto Deerfoot Trail

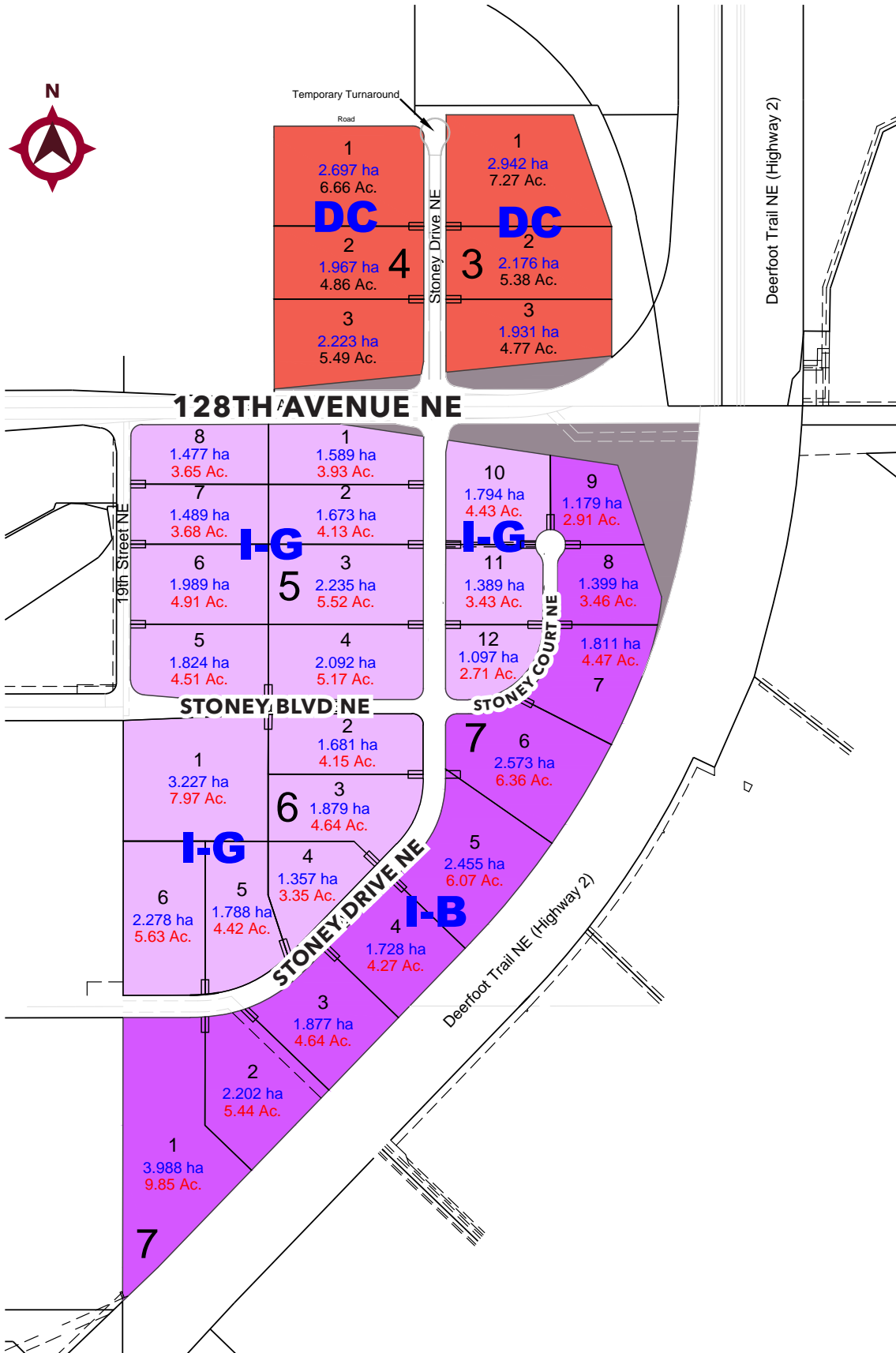


OUTLINE PLAN & LAND USE REDESIGNATION



- - - Outline Plan Boundary
- 0.5m Contours
- 1.5m Mono Sidewalk
- 2.0m Separate Sidewalk
- 3.0m Multi-Use Pathway
- Future Multi-Use Pathway Connection (Subject to Grading within the Proposed 19.0m Road ROW Alignment)
- Proposed Access Right-of-Way
- Bus Pad Location
- Road Purchase Area
- TUC: Transportation Utility Corridor

MASTER PLAN



LOT SIZING AND PRICING

| ZONING | BLOCK | LOT | SIZE (ACRES) | PRICE PER ACRE | TOTAL PRICE |
|--------|-------|-----|--------------|----------------|----------------|
| I-G | 6 | 1 | 7.97 | \$1,000,000.00 | \$7,970,000.00 |
| I-G | 6 | 2 | 4.15 | \$1,000,000.00 | \$4,150,000.00 |
| I-G | 6 | 3 | 4.64 | \$1,000,000.00 | \$4,640,000.00 |
| I-G | 6 | 4 | 3.35 | \$1,000,000.00 | \$3,350,000.00 |
| I-G | 6 | 5 | 4.42 | \$1,000,000.00 | \$4,420,000.00 |
| I-G | 6 | 6 | 5.63 | \$1,000,000.00 | \$5,630,000.00 |
| I-G | 7 | 10 | 4.43 | \$1,000,000.00 | \$4,430,000.00 |
| I-G | 7 | 11 | 3.43 | \$1,000,000.00 | \$3,430,000.00 |
| I-G | 7 | 12 | 2.71 | \$1,000,000.00 | \$2,710,000.00 |
| I-G | 5 | 1 | 3.93 | \$1,000,000.00 | \$3,930,000.00 |
| I-G | 5 | 2 | 4.13 | \$1,000,000.00 | \$4,130,000.00 |
| I-G | 5 | 3 | 5.52 | \$1,000,000.00 | \$5,520,000.00 |
| I-G | 5 | 4 | 5.17 | \$1,000,000.00 | \$5,170,000.00 |
| I-G | 5 | 5 | 4.51 | \$1,000,000.00 | \$4,510,000.00 |
| I-G | 5 | 6 | 4.91 | \$1,000,000.00 | \$4,910,000.00 |
| I-G | 5 | 7 | 3.68 | \$1,000,000.00 | \$3,680,000.00 |
| I-G | 5 | 8 | 3.65 | \$1,000,000.00 | \$3,650,000.00 |

| | | | | | |
|----|---|---|------|----------------|-----------------|
| DC | 3 | 1 | 7.27 | \$1,500,000.00 | \$10,905,000.00 |
| DC | 3 | 2 | 5.38 | \$1,500,000.00 | \$8,070,000.00 |
| DC | 3 | 3 | 4.77 | \$1,500,000.00 | \$7,155,000.00 |
| DC | 4 | 1 | 6.66 | \$1,300,000.00 | \$8,658,000.00 |
| DC | 4 | 2 | 4.86 | \$1,300,000.00 | \$6,318,000.00 |
| DC | 4 | 3 | 5.49 | \$1,300,000.00 | \$7,137,000.00 |

| | | | | | |
|-----|---|---|------|----------------|-----------------|
| I-B | 7 | 1 | 9.85 | \$1,500,000.00 | \$14,775,000.00 |
| I-B | 7 | 2 | 5.44 | \$1,500,000.00 | \$8,160,000.00 |
| I-B | 7 | 3 | 4.64 | \$1,500,000.00 | \$6,960,000.00 |
| I-B | 7 | 4 | 4.27 | \$1,500,000.00 | \$6,405,000.00 |
| I-B | 7 | 5 | 6.07 | \$1,500,000.00 | \$9,105,000.00 |
| I-B | 7 | 6 | 6.36 | \$1,500,000.00 | \$9,540,000.00 |
| I-B | 7 | 7 | 4.47 | \$1,500,000.00 | \$6,705,000.00 |
| I-B | 7 | 8 | 3.46 | \$1,500,000.00 | \$5,190,000.00 |
| I-B | 7 | 9 | 2.91 | \$1,500,000.00 | \$4,365,000.00 |

PROPERTY OVERVIEW



Direct access to Stoney via 128th Avenue NE



Adjacent to Calgary International Airport



Access to full services in the roadways



Direct access onto Deerfoot trail

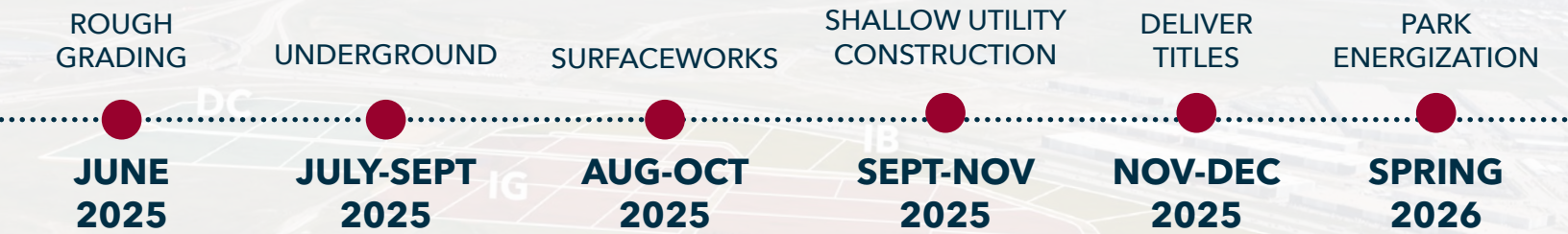


Exposure onto Deerfoot Trail

LOCATION



CONSTRUCTION TIMELINE



CONTACT US



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