

Stoney Industrial Park Calgary, AB

185 acres

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

LAND FOR SALE



Fully Serviced
Land



Zoning
I-B, I-G & DC



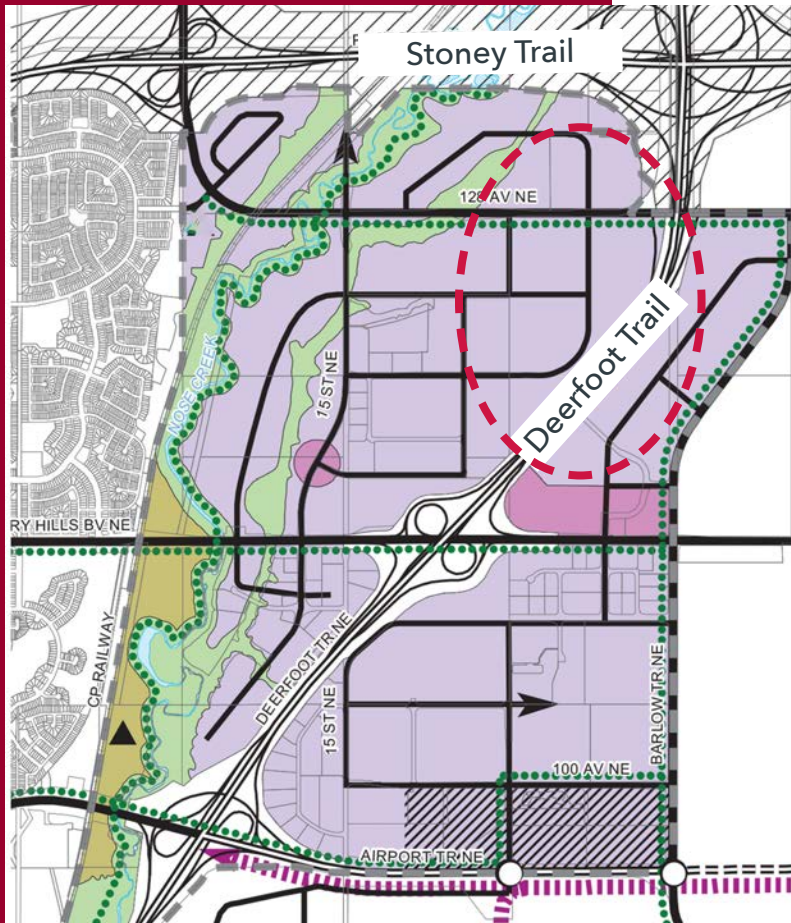
Quick Access to
Deerfoot Trail

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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:

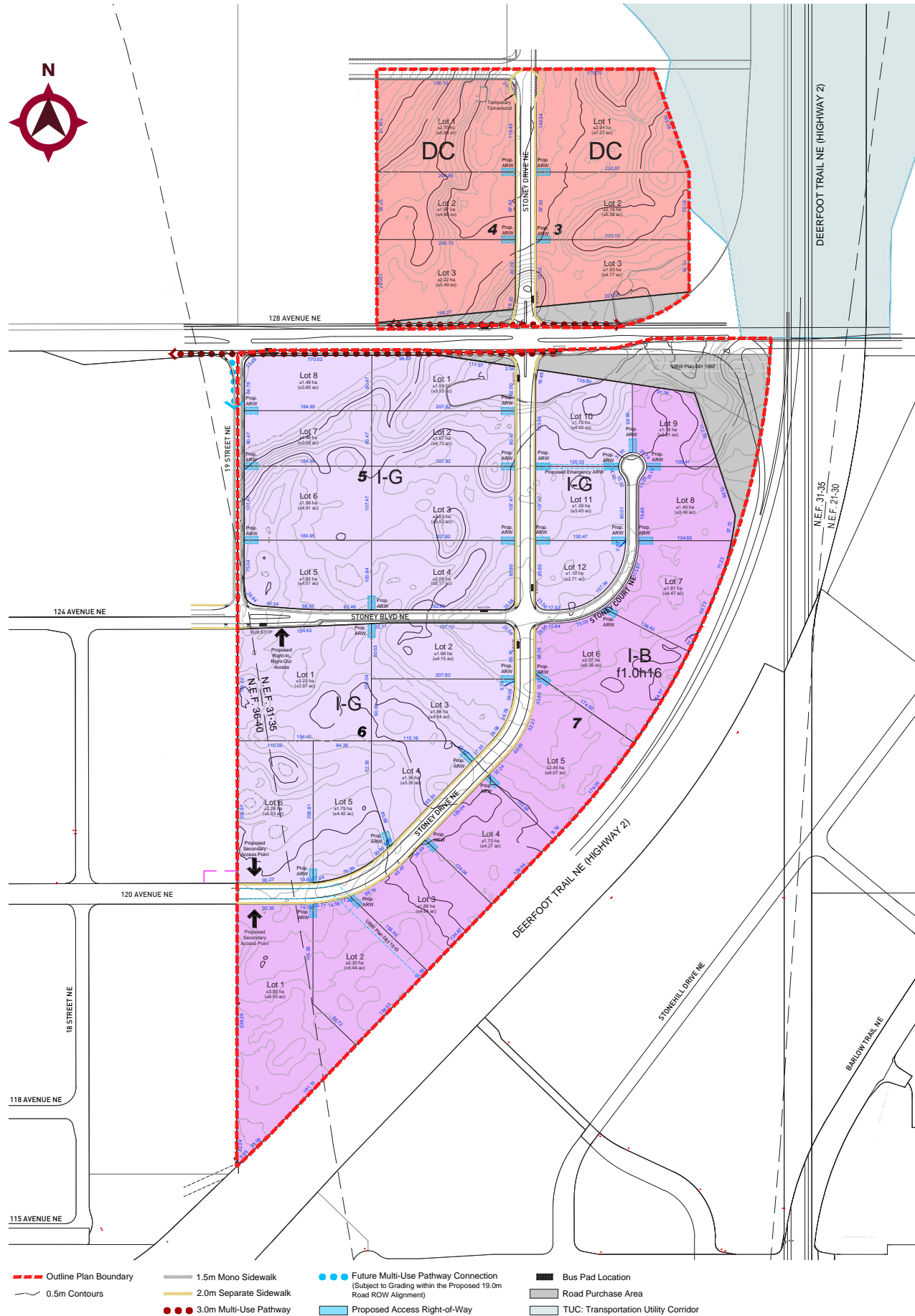
\$15,000 - \$20,000 per acre (for 2023)

LOCATION:

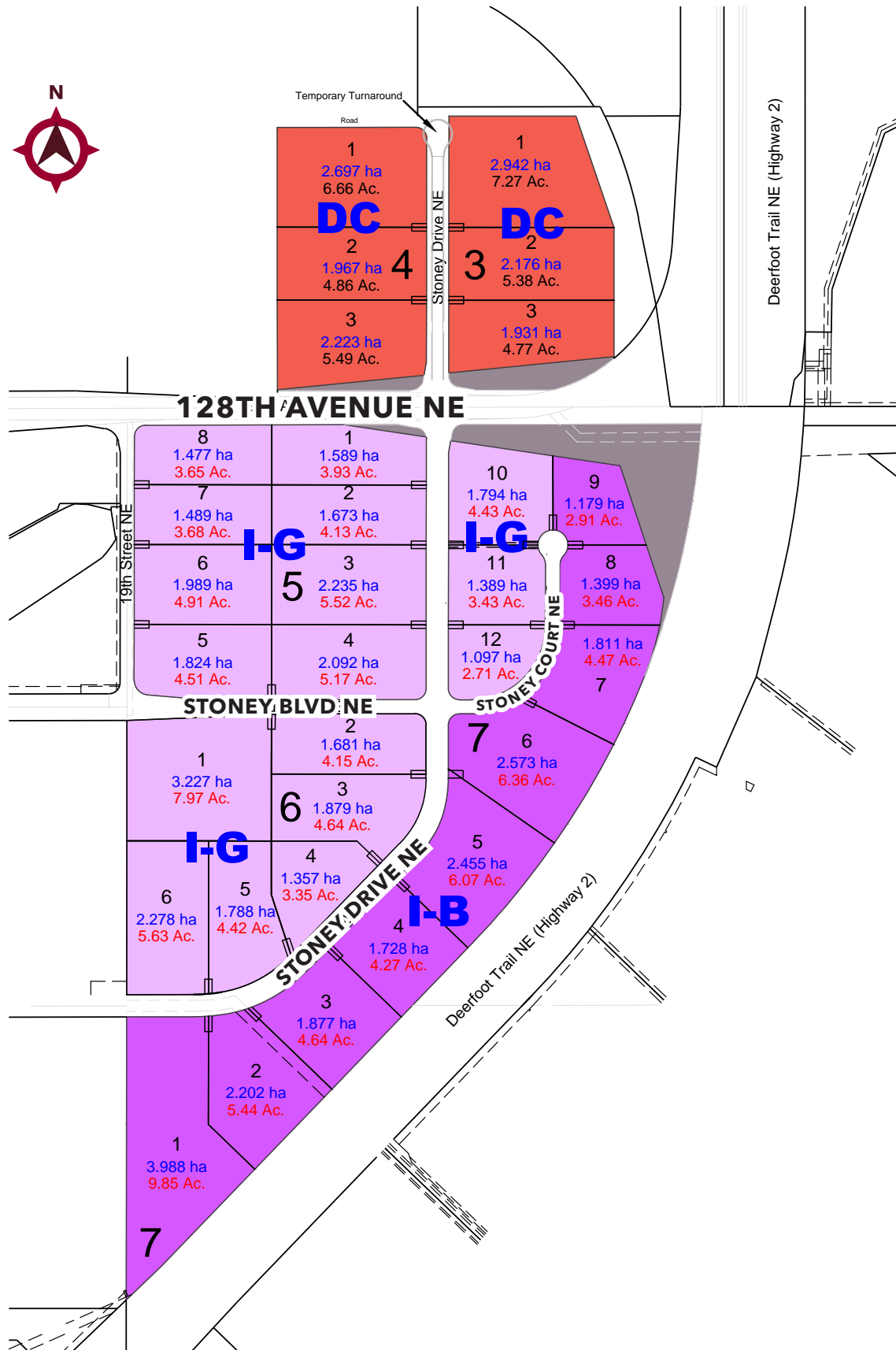
Located on the SW corner of
Stoney Trail and Deerfoot Trail
Quick access to Stoney Trail via 128th Avenue NE
Right ONLY onto Deerfoot Trail



OUTLINE PLAN & LAND USE REDESIGNATION



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

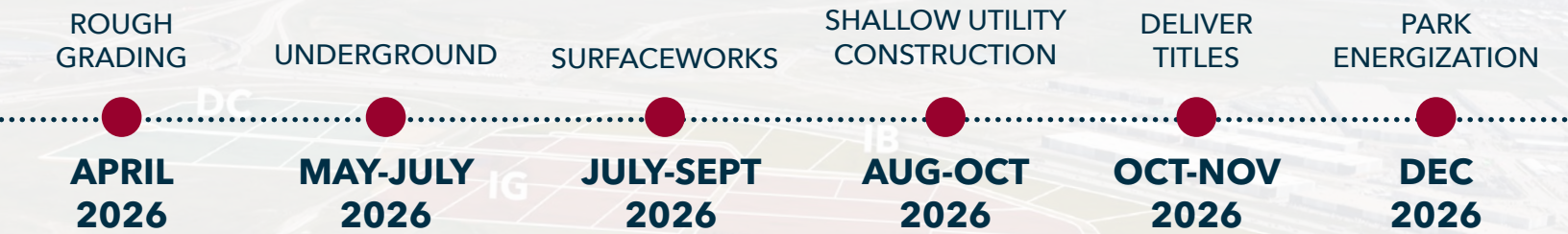


Exposure onto
Deerfoot Trail

LOCATION



CONSTRUCTION TIMELINE



CONTACT US



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