

CARMEK INDUSTRIAL PARK DESIGN BUILD OPPORTUNITY



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Cell C | Phase 2



Fully
Serviced Land



Zoning I-LHT



Quick Access
to Stoney Trail

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PHASE 2 | EAST VIEW

100TH STREET SE

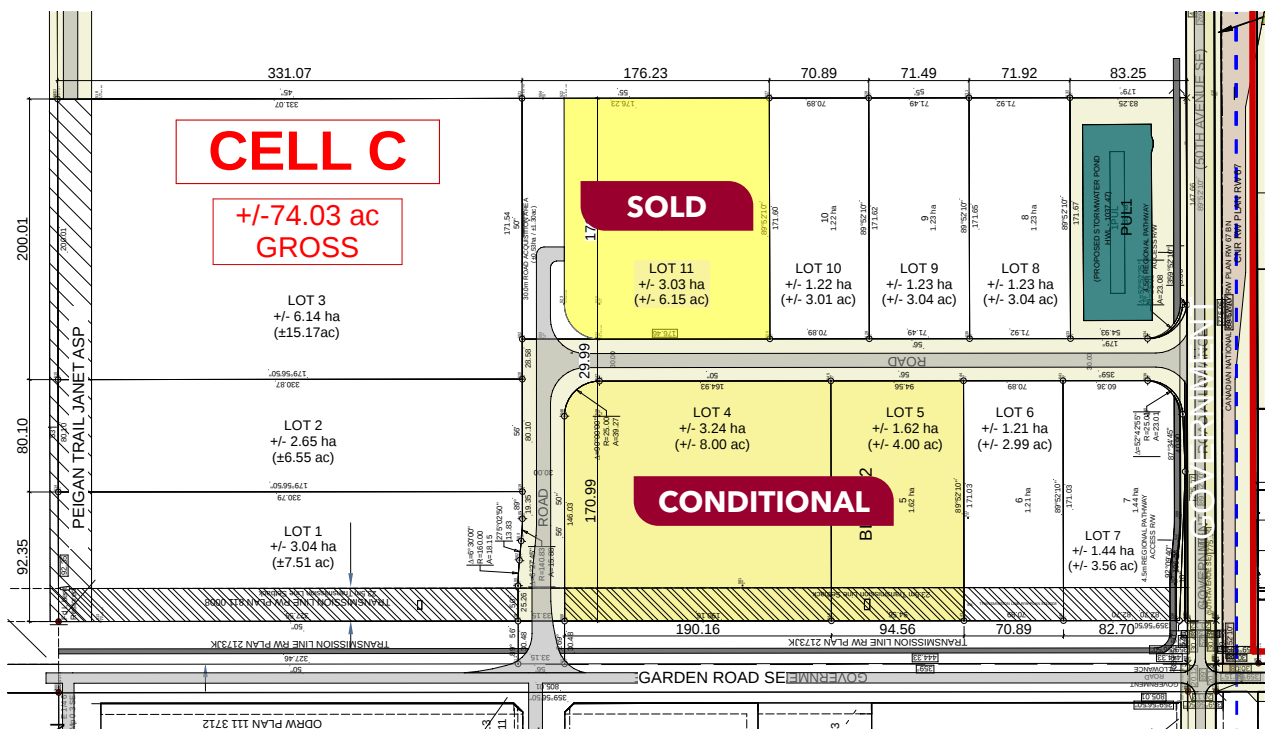
LOT #	ACRES
LOT 1	+/- 7.51
LOT 2	+/- 6.55
LOT 3	+/- 15.17
LOT 4	+/- 8.00
LOT 5	+/- 4.00

LOT #	ACRES
LOT 7	+/- 3.56
LOT 8	+/- 3.04
LOT 9	+/- 3.04

LOT #	ACRES
LOT 1	+/- 7.51
LOT 2	+/- 6.55
LOT 3	+/- 15.17
LOT 4	+/- 8.00
LOT 5	+/- 4.00
LOT 6	+/- 2.99

LOT #	ACRES
LOT 7	+/- 3.56
LOT 8	+/- 3.04
LOT 9	+/- 3.04
LOT 10	+/- 3.01

SUBDIVISION PLAN





NORTH VIEW

KEY FEATURES

MUNICIPALITY:
Rocky View County
District: Carmek Industrial Park

ZONING:
I-LHT (Light Industrial)

SERVICES:
Electricity
Natural Gas
Potable/Non-Potable Water
Sanitary/Storm (private utilities)
Telus Fibre Optic
Paved Roads

LOCATION:
Less than 3 minutes to Stoney Trail, Glenmore Trail & Peigan Trail.

PROPERTY TAX COMPARISON

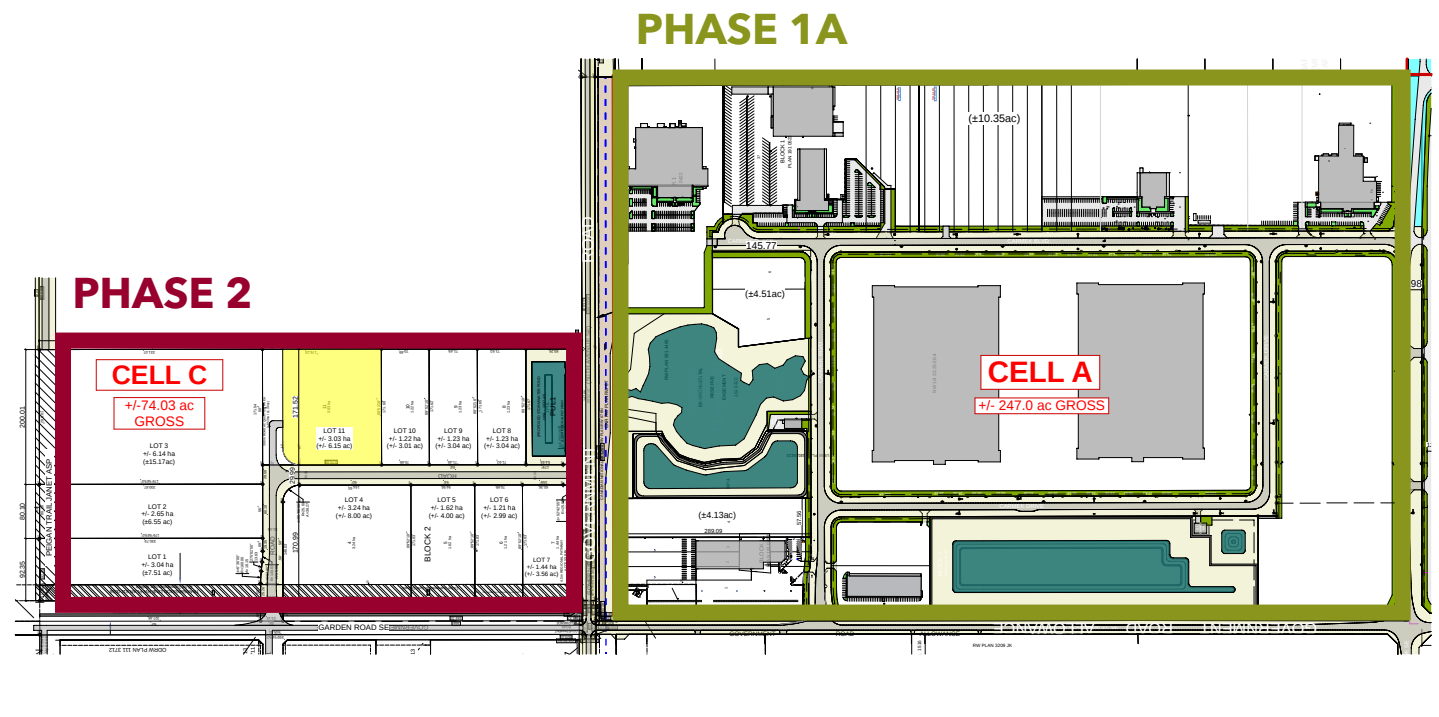
CALGARY | 2024 PROPERTY TAXES

COMMUNITY	ACRES	ASSESSABLE AREA	SITE COVERAGE	2024 ASSESSMENT	2024 PROPERTY TAX	2024 TAXES PSF
SFH	4.11	31,919 sf	17.83 %	\$ 7,030,000	\$ 154,605	\$ 4.84
GPI	3.14	29,020 sf	21.22 %	\$ 5,980,000	\$ 131,513	\$ 4.53
GPI	2.40	27,947 sf	26.30 %	\$ 6,240,000	\$ 137,231	\$ 4.91
HIF	2.07	28,435 sf	31.54 %	\$ 5,910,000	\$ 129,974	\$ 4.57
ESH	2.02	29,000 sf	32.96 %	\$ 5,800,000	\$ 127,555	\$ 4.40
SHI	1.89	29,440 sf	35.76 %	\$ 6,100,000	\$ 134,152	\$ 4.56
ESH	1.78	28,856 sf	37.22 %	\$ 6,010,000	\$ 132,173	\$ 4.58

ROCKY VIEW COUNTY | 2024 PROPERTY TAXES

COMMUNITY	ACRES	ASSESSABLE AREA	SITE COVERAGE	2024 ASSESSMENT	2024 PROPERTY TAX	2024 TAXES PSF
Carmek	4.30	27,800 sf	14.84 %	\$ 6,004,100	\$ 65,434	\$ 2.35
Carmek	3.39	22,678 sf	15.36 %	\$ 6,714,700	\$ 73,179	\$ 3.23
Carmek	3.32	23,705 sf	16.39 %	\$ 5,593,200	\$ 60,956	\$ 2.57
Carmek	3.53	26,827 sf	17.45 %	\$ 5,529,700	\$ 60,264	\$ 2.25
Carmek	2.81	24,655 sf	20.14 %	\$ 5,537,400	\$ 60,348	\$ 2.45
Carmek	3.00	31,928 sf	24.43 %	\$ 5,010,800	\$ 54,609	\$ 1.71
Carmek	3.00	37,900 sf	29.00 %	\$ 5,782,200	\$ 63,016	\$ 1.66

MASTER PLAN



EXISTING OCCUPANTS





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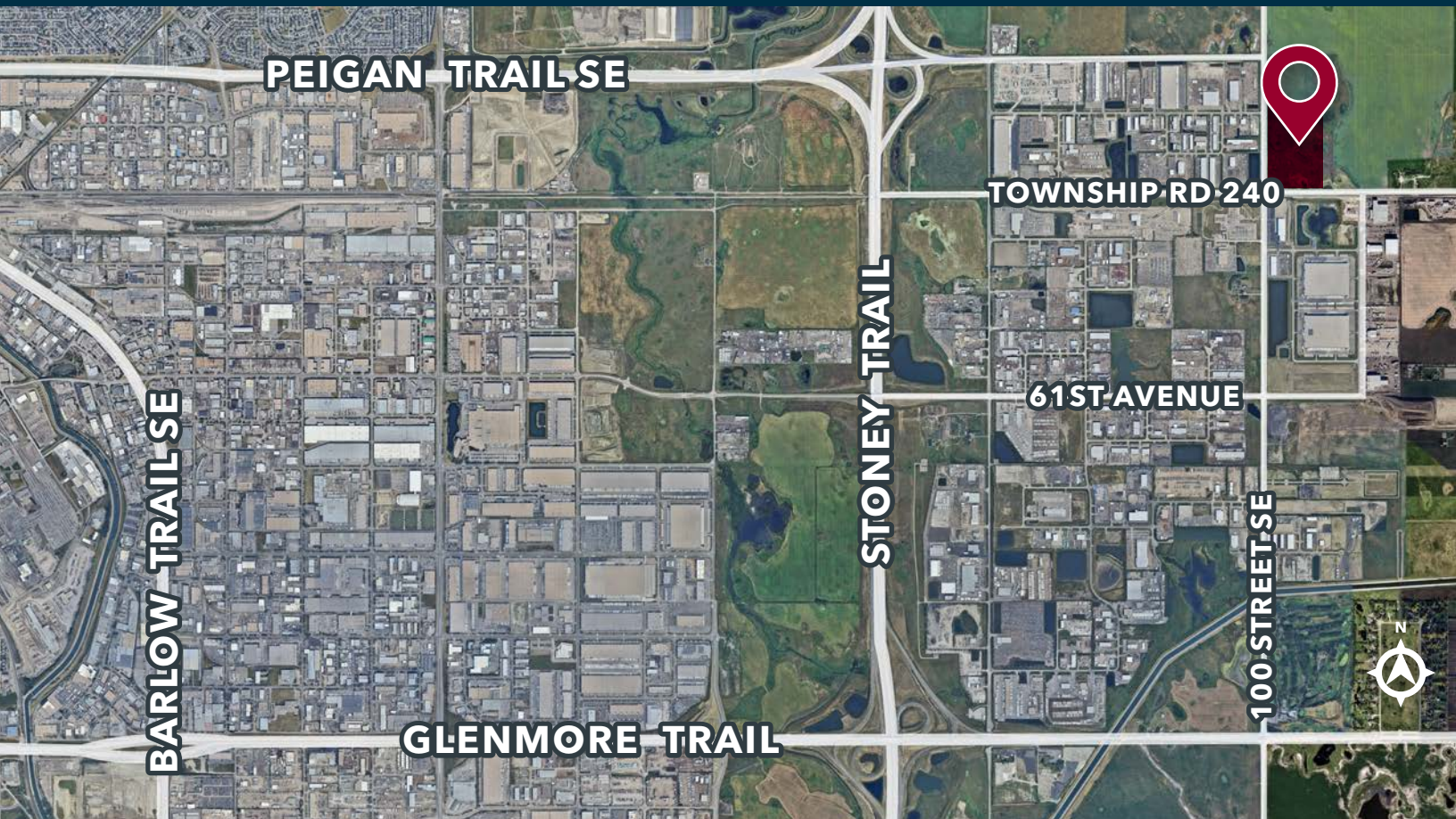


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