

FOR SALE

283135 GLENMORE TRAIL

233222 & 233226 RGE RD 284

GLENMORE TRAIL

RANGE RD 284



ROMAN
Real Estate

+/- 80 ACRES

ZONED AND PRE-PERMITTED DEVELOPMENT

PARCELS FRONTING GLENMORE TRAIL

CALGARY ALBERTA

Tom Punt

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Dino Truant

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“WEST PARCEL” 233222 & 233226 RGE RD 284		Permitted Uses: Accessory buildings Commercial Communications Facilities (Types A, B, C) Contractor, general Contractor, limited General industry Type I Government Services Offices Patio, accessory to the principal business use Restaurant School or College, Commercial Signs
Legal	9813204;;3	
Zoning	DC159 B-IC, Business Industrial	
Acres	39.93	
Property Tax	\$3,420.00 (2023)	



“EAST PARCEL” 283135 GLENMORE TRAIL		Permitted Uses: Accessory Buildings Agriculture, general Commercial Communications Facilities (Types A, B, C) Contractor, general Contractor, limited Genera/Industry Type I Genera/Industry Type II Government Services Outdoor storage, truck trailer Signs Truck trailer service Warehouse
Legal	9810955;;1	
Zoning	DC159 I-IA, Industrial Activity	
Acres	38.72	
Property Tax	\$2,724.00 (2023)	

CITY OF CHESTERMERE

201

FRONTIER

CARMEK 2

Janet

KLEYSON

PATTON 2

CARMEK 1

PATTON 1

CARMEK 3

ZAHMOL

WESVIEW

HEATHERGLEN

EMCOR

BEEDIE

TRANSPORT

FOR SALE

CITY OF CALGARY

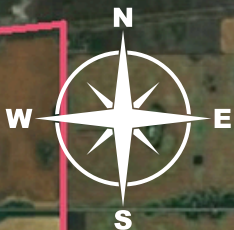
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SHEPARD

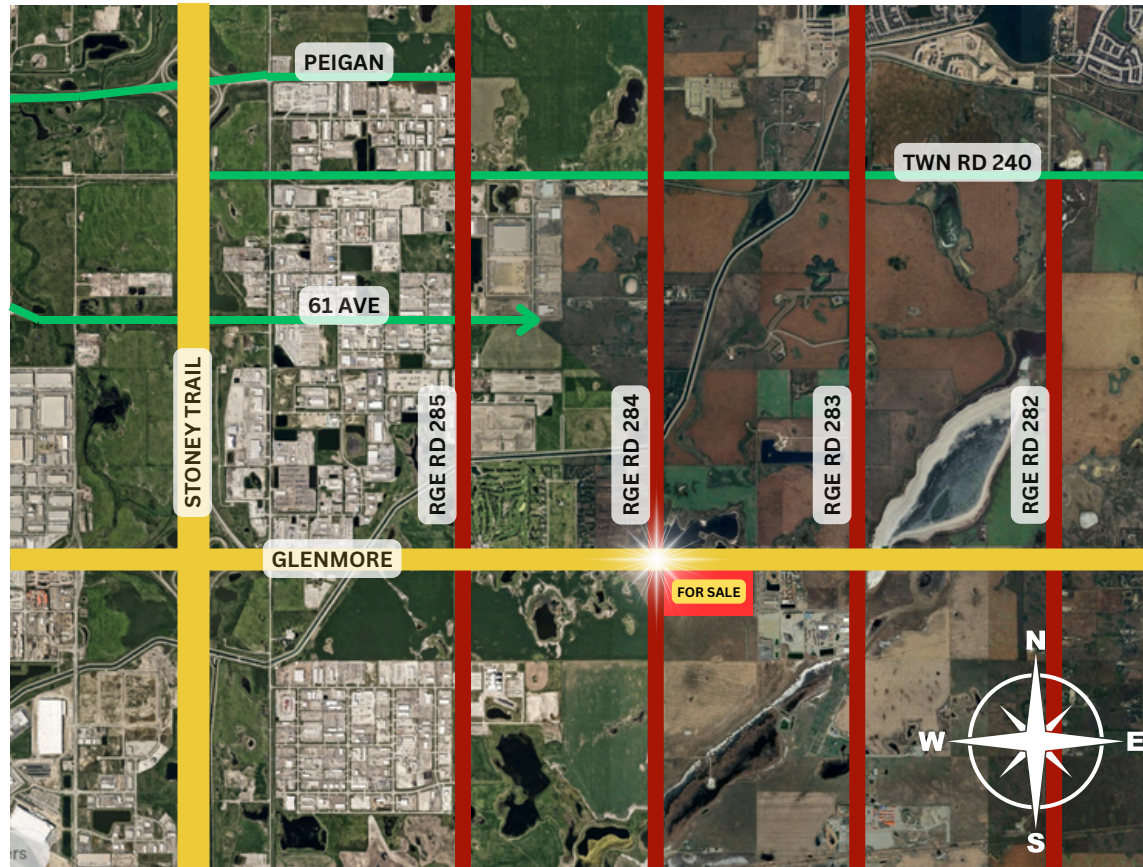
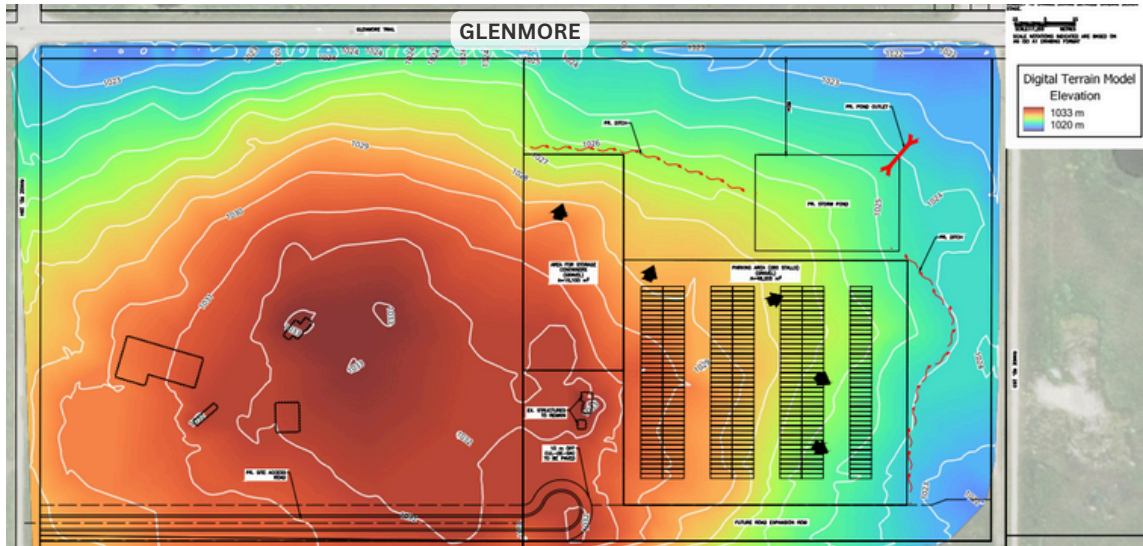
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SHEPARD

PRAIRIE GATEWAY ASP BOUNDARY



DETAILS ABOUT THE SITE



Glenmore 284 - 80 acre Project Site Work Budget

	Total	Per Acre
Lot 1 acre	38.72	
Lot 3 acre	39.93	
Land Price	\$ 16,516,500.00	
MR 10% (est)	7.87	
South Road Loss Under Storm Ditches (est)	2.89	
Main Stormwater Pond Vol per m3 (est)	145,631.84	
Stormwater Pond Vol per acre (est)	8.99	
Stormwater Area per acre 0% discharge (est)	9.40	
Stormwater Area percentage of land (est)	12%	
Usable Land Area (est)	58.49	
Useable Land Area per acre (est)		\$ 282,369.83
Note: To be confirmed when Geotechnical is completed		
Equipment 12 weeks (est)	\$ 1,306,800.00	\$ 22,341.35
Engineering/Drawings/Testing (est)	\$ 150,000.00	\$ 2,564.43
GC (plug) (est)	\$ 100,000.00	\$ 1,709.62
Pond Liner (\$.20 psf) (est)	\$ 79,817.28	\$ 1,364.57
Fire House (plug) (est)	\$ 50,000.00	\$ 854.81
Road Work Budget (est)	\$ 1,750,000.00	\$ 29,918.40
Traffic Light (est)	\$ 1,000,000.00	\$ 17,096.23
Levys (est)	\$ 291,409.33	\$ 4,982.00
Fencing/Gates (\$25/lineal foot) (est)	\$ 190,000.00	\$ 3,248.28
Gravelling/Geotextile (est)	\$ 2,924,621.90	\$ 50,000.00
Conservative	\$ 24,359,148.51	\$ 416,449.53

Note: All numbers are estimates and for discussion purposes

Roman Real Estate (2009) Ltd. have obtained this information from sources deemed reliable and while thought to be correct, have not been verified. We do not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Development Permit application for General Industry (Type II) and Outdoor Storage, truck trailer and over height fencing has been conditionally-approved!

Control the outcome of this intersection



Be the builder that makes Calgary go East



Build a shop suitable for your company



Develop with adjacent Industrial Park



Capitalize on under utilized land





ROMAN
Real Estate

Call a Roman Agent to chat about
this property, area and the forever
changing Rocky View County.

Roman Agents

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Agent is in Possession of the Following

- ASPs
- Surveys
- Topographical Survey (1m)
- Conceptual Drainage Layouts
- Geotechnical (on order)
- Biophysical Impact Study (BIA)
- Area Pipeline Removal
- Phase 1 Environmental
- Sweep Path (Parking) Analysis
- Drone Footage
- Building pictures
- Rent Roll
- Zoning
- Land Titles
- Property Assessments
- Traffic Study
- Surrounding Property Owners
- Construction Quotes

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