



Calgary Airport  
12 Minute Drive

Subject  
Property

52 Street NE

144 Avenue NE

## Receivership Sale and Investment Solicitation Process

20.11 acre property with airport parking operation and yard storage income, located 12 minutes from YYC Airport and located immediately south of Balzac, Rocky View County

5005 - 144 Avenue NE, Calgary, AB

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**AVISON  
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# Property Summary

## Municipal Address

5005 - 144 Avenue NE, Calgary, AB

## Site Size

20.11 acres (~15.7 acres usable)

*\*Conditional subdivision approval from the City of Calgary for a four-lot subdivision. Subdivision materials are available in the data room.*

## Short Legal Description

Plan: 7610456; Block B

## Land Use

### Industrial-Outdoor (I-O)

I-O is an industrial designation that is primarily for outdoor storage, salvage and equipment yard uses on land that has limited or no municipal services.

## Estimated Annual Taxes (2026)

\$83,385

# Investment Highlights



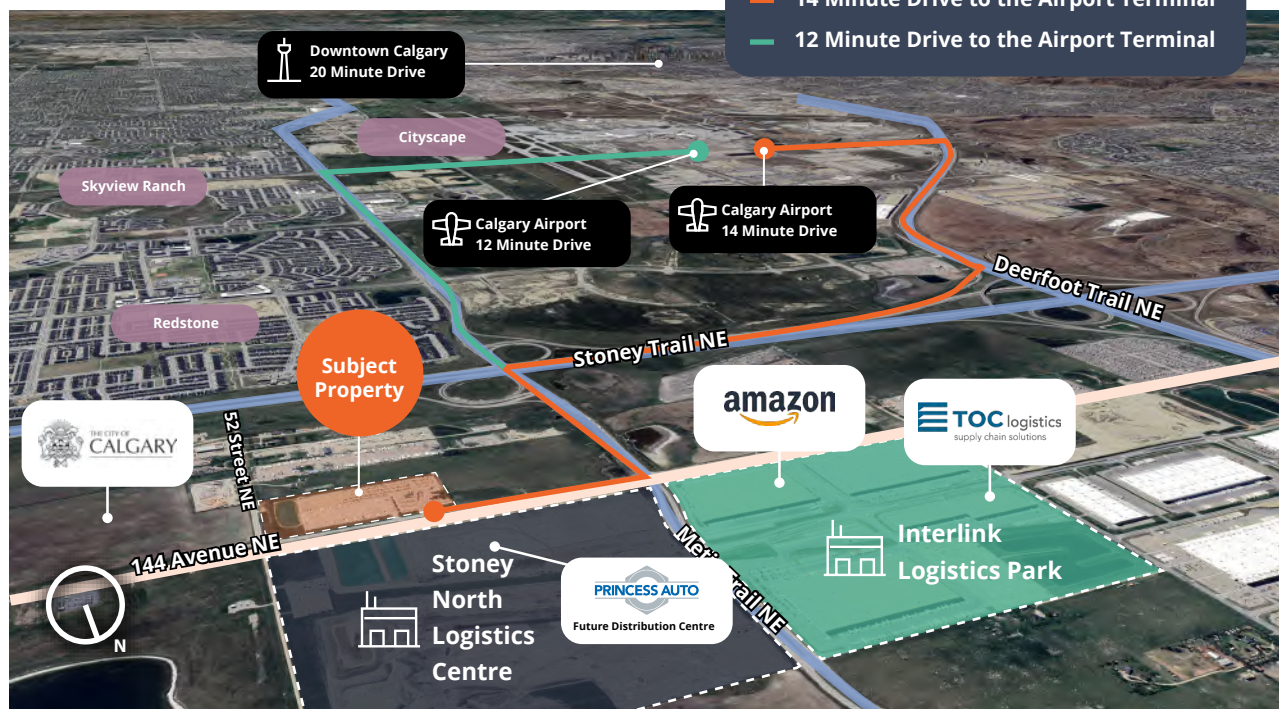
Fully operational airport parking and yard storage business - with established clientele, staff, and processes - maintained by the Receiver to preserve it as a going concern.

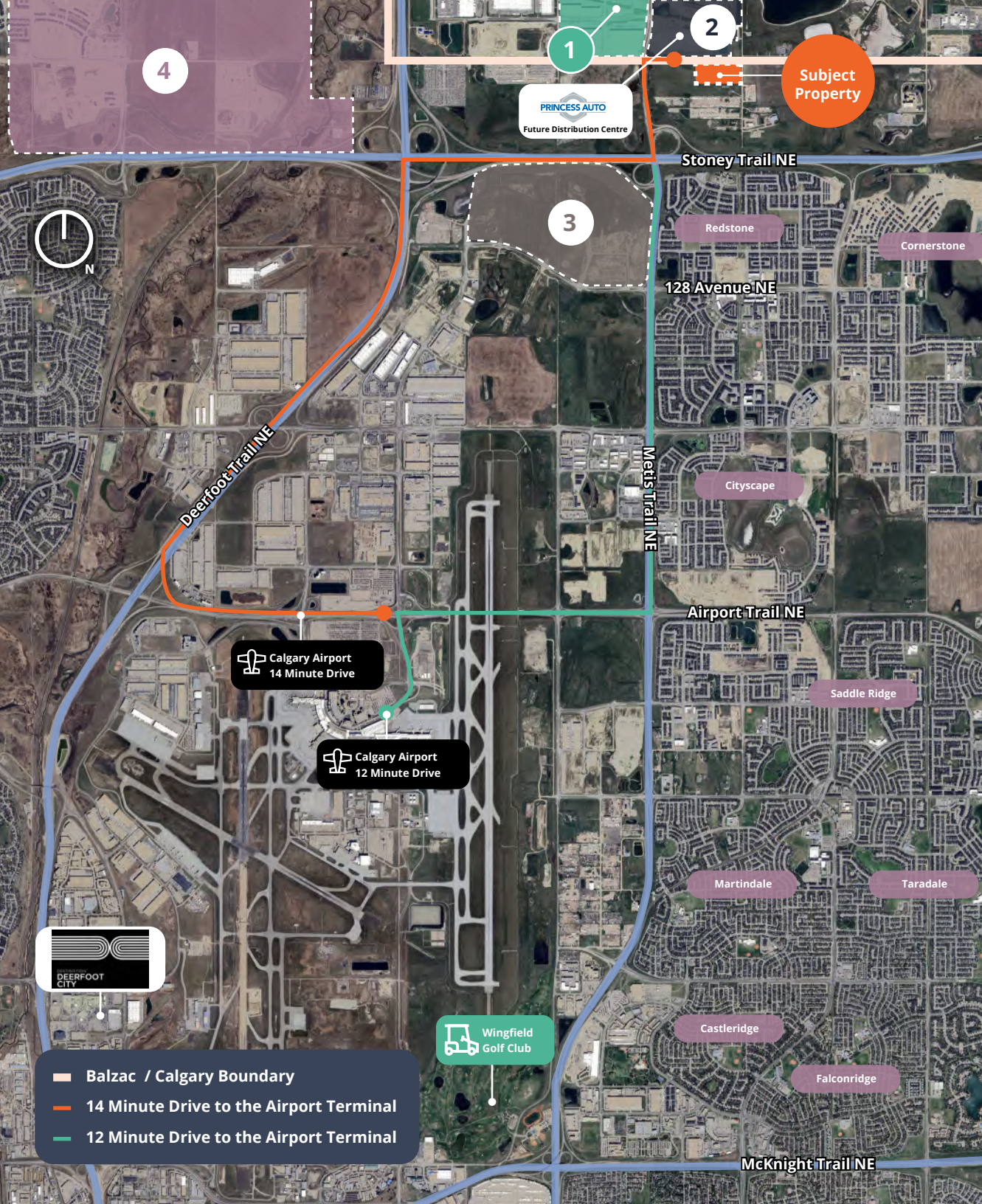


12 minutes from YYC Airport and near major routes including Metis Trail, Stoney Trail NE, and Deerfoot Trail.



Calgary's rapid growth—especially in the northeast and northwest—along with YYC Airport expansion, increases demand for airport-adjacent services.





# Calgary BLUE SKY CITY

Uniquely situated in northeast Calgary, 5005 - 144 Ave NE offers a rare opportunity for large-scale airport parking, fleet staging, and overflow commercial vehicle storage. The site provides immediate access to Stoney Trail and Deerfoot Trail, enabling fast and efficient connectivity.

## Drive Times

- Calgary YYC Airport 12 minutes
- Airdrie 15 minutes
- Downtown Calgary 20 minutes
- Chestermere 20 minutes
- Red Deer 1 hour and 20 minutes


## Future Area Developments


#	Development	Project Scope
1	Interlink Logistics Park	150 acre site, with 4 buildings totaling 2,285,365 sf
2	Stoney North Logistics Centre	126 acre site, with 4 - 6 proposed buildings totaling ~2,100,000 sf
3	Stonegate Lands	Future Commercial & Residential
4	New Communities	Est. 60,000 residents at completion

Skyview Parking offers travelers a clean, secure, and customer-focused parking experience just outside Calgary International Airport, located approximately 10–12 minutes from the terminal.

 Free valet parking and shuttle service

 24-hour access to a fully fenced, gated, and secure facility

 Receiver-maintained operations with established processes, website, and assets in place, ensuring a smooth transition to new ownership



 Limited operating financials for the Skyview Parking operations are available in the data room.



### Affordable Short and Long-term Parking Rates

Rate	Online Pricing	Standard Pricing
Daily	\$10.95	\$13.95
Weekly	\$51.95	\$69.95
Monthly	\$139.95	\$249.95

### Expanded Parking Capacity

	Space	Acres	Stalls
	Skyview Parking	8.10	± 900
	Trailer Parking	4.85	± 120

# Offering Process

Avison Young has been retained by MNP Ltd. in its capacity as Court-Appointed Receiver and Manager of Skyview Parking and RV Storage and To Let Housing Corporation (the "Receiver") on an exclusive basis to arrange for the offering and sale of 100% interest in the subject property and related business on an as-is, where-is basis.

The sale is subject to a Sales and Investment Solicitation Process (SISP) that outlines the following marketing and offer solicitation process:

Stage	Deadline
Bid Deadline	<b>5:00 pm, February 6, 2026</b>
Transaction Approval Hearing	<b>February 23 - 27, 2026</b>
Closing Date Deadline	<b>21 days after Court approval</b>

Additional property and existing business information available in a virtual data room along with a draft Purchase/Investment Agreement.

Please contact the listing agents below for information on the offering process.



## For More Information Contact

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## Visit us online

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