



INVESTMENT OPPORTUNITY

10% stake in medium to long term hold



10% Share FOR SALE

9395 Glenmore Trail SE, 8558 100 Street SE Calgary, AB &
233018 Range Road 284, Rocky View County, AB

Mark Bizek
Vice President Industrial
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FOR SALE: 9395 Glenmore Trail SE, 8558 100 Street SE Calgary, AB &
10% Share 233018 Range Road 284, Rocky View County, AB



The Opportunity

A rare opportunity to own 10% stake in medium to long term hold of 3 quarter sections of land within the Calgary City limits and 1 quarter section in Rocky View County on the boundary of the City of Calgary.

The subject parcels offer wide range of industrial development opportunities that fall within an approved ASP. The parcels are adjacent to two other development projects, one existing, and the City of Calgary's future approved Shepard Industrial.

The Property – Sections 19, 20 & 21

INSIDE CALGARY CITY LIMITS	516 Acres
WETLANDS	177.52 Acres
ZONING	S-FUD Special Purpose Future Urban Development
ROCKY VIEW COUNTY	160 Acres
WETLANDS	55.8 Acres
ZONING	RF (RANCH AND FARM)
Total Developable Land inside Calgary city limits	338.48 Acres
Total Developable Land inside Rocky View County	104.20 Acres
Sale Price for 10% Stake	\$4,000,000

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The Details

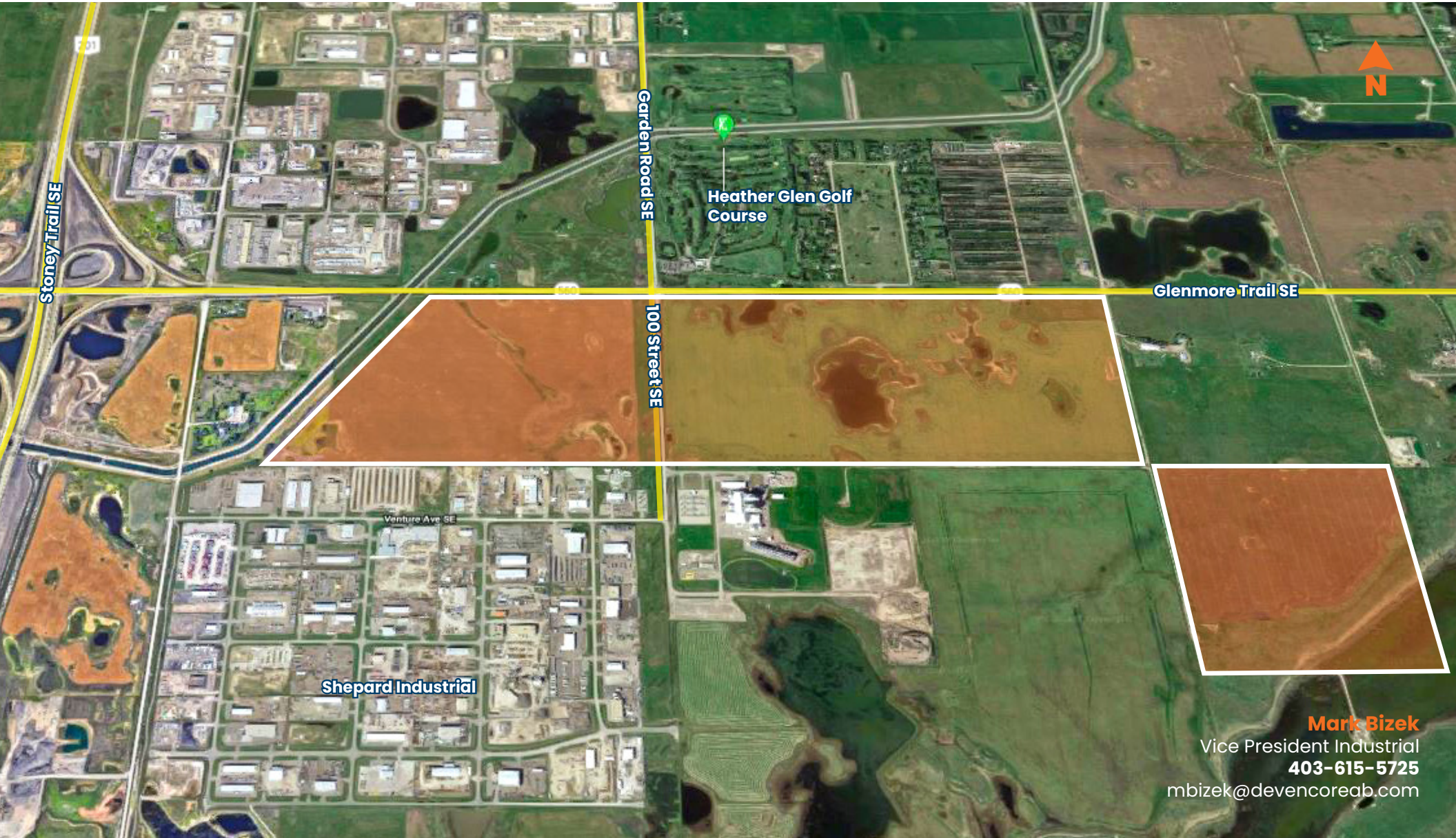
The subject 10% share of the land is located in the SE Calgary east of Stoney Trail, on the boundary of the City of Calgary with Rocky View County, in close proximity to the well-established industrial neighbourhood in SE Calgary - Shepard Industrial. The site inside city limits is zoned S-FUD (Special Purpose - Future Urban Development) and is located within the SE edge of the South Shepard Area Structure Plan. The site inside Rocky View County is zoned RF (Ranch and Farm) and located within the Inter-Municipal Development Plan.

Both sites are slated for future industrial development and some of the wetlands may be recoverable as developable land, depending on their classification. Additionally, the City of Calgary may be moving towards development and servicing of Shepard Industrial quicker than anticipated, due to high sales volumes currently underway in Point Trotter Industrial Park.

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Location Map



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