



52 Street SE

Design Build Opportunity with High-Exposure

10906 50 Street SE, Calgary AB
Industrial / Commercial / Retail
5.41 Acres | 35,000 - 75,000 SF

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ASTRIA
PROPERTIES

The Opportunity



Built-to-Suit for Lease or Sale

Address: 10906 50 Street SE, Calgary

District: Eastlake Industrial Park

Site Size: \pm 5.41 Acres

Building Size: \pm 35,000 - 75,000 SF

Zoning: Industrial Commercial (I-C);
Industrial General (I-G)

Highlights:

- Custom design facility; flexible with I-G or I-C zoning, allowing for a wide range of industrial, commercial or retail uses
- Direct exposure to over 50,000 vehicles per day on 52nd and 50th Avenue SE
- Large pylon signage available for lease
- Quick access to Barlow, Glenmore, Stoney, and Deerfoot Trail SE
- Various amenities at adjacent property (gas station, restaurants, etc.)

About the team



Astria Properties is a leading real estate developer specializing in boutique industrial projects across Western Canada.

Astria takes an opportunistic approach in markets with strong fundamentals, and work closely with our clients to develop tailored, built-to-suit developments that balance functionality and quality.

At the core of our work are strong client and partner relationships and an approach that prioritizes innovation and simplicity in a complex space.

The team's deep understanding of industrial development and construction allows the company to deliver projects that are second-to-none. Astria is currently planning or developing over 1,000,000 square feet of industrial product across Western Canada.

astriaproperties.ca

AVISON YOUNG

Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage.

Together, we can create healthy, productive workplaces for employees, cities that are centres for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment, and the community.

avisonyoung.com

Astria Hollywood - Kelowna, BC



Astria Dr. Ma - Surrey, BC



Astria Port Kells South - Langley, BC



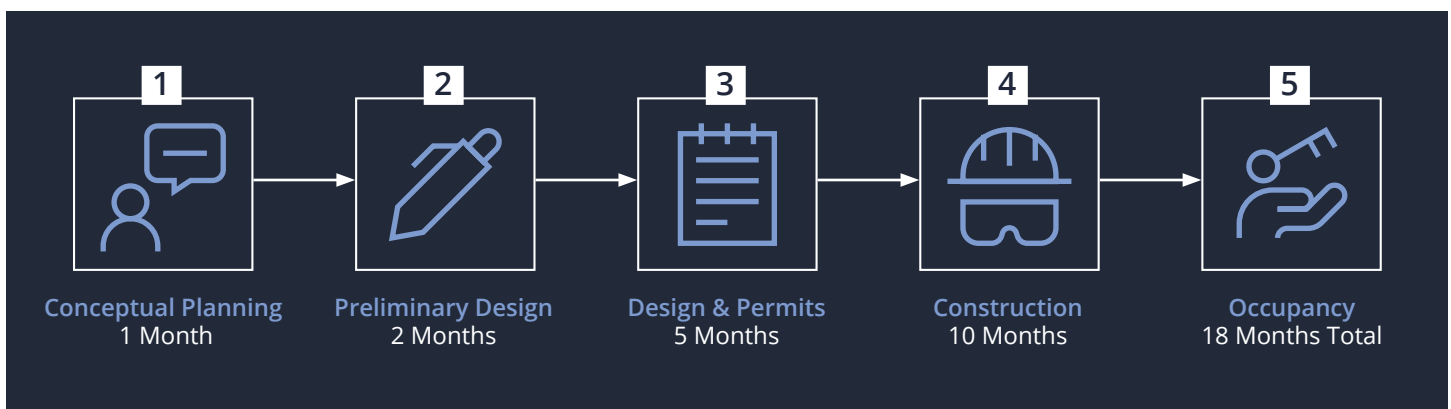
Zoning

Industrial Commercial (I-C); Industrial General (I-G)

Various Uses Available:

- Auto Body and Paint Shop;
- Building Supply Centre;
- Distribution Centre;
- Financial Institution;
- Fitness Centre;
- Fleet Service;
- General Industrial — Light;
- General Industrial — Medium;
- Indoor Recreation Facility;
- Information and Service Provider;
- Instructional Facility;
- Motion Picture Production Facility;
- Office;
- Place of Worship — Large;
- Protective and Emergency Service;
- Restaurant: Food Service Only;
- Retail and Consumer Service;
- Specialty Food Store;
- Vehicle Rental — Minor;
- Vehicle Rental — Major;
- Veterinary Clinic;
- Auction Market — Other Goods
- Auction Market — Vehicles and Equipment;
- Auto Service — Major;
- Auto Service — Minor;
- Brewery, Winery and Distillery;
- Cannabis Store;
- Car Wash — Multi-Vehicle;
- Child Care Service;
- Convenience Food Store;
- Drive Through;
- Large Vehicle and Equipment Sales;
- Large Vehicle Wash;
- Liquor Store;
- Outdoor Café;
- Recreational Vehicle Sales;
- Recreational Vehicle Service;
- Restaurant: Licensed;
- Self Storage Facility;
- Vehicle Sales — Minor;
- Vehicle Sales — Major;
- **Plus Additional uses not listed above.**

Design build process



Location overview

Accessibility

- Located on crossroads of 106 Avenue SE, 50 Street SE and 52 Street SE
- **5 minutes** to Deerfoot Trail
- **1 minute** to 114 Avenue SE
- **7 minutes** to Stoney Trail
- 65+ restaurants & nearby gas stations within a 3 km radius

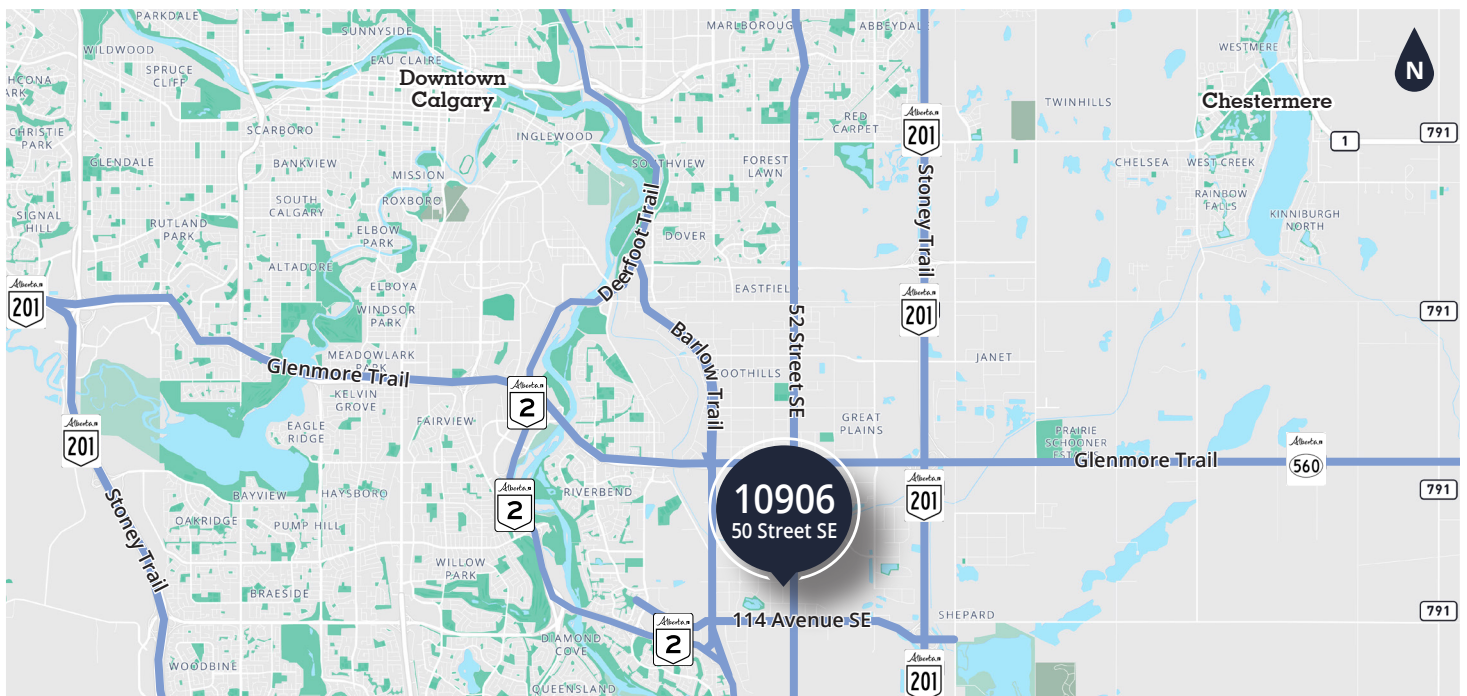
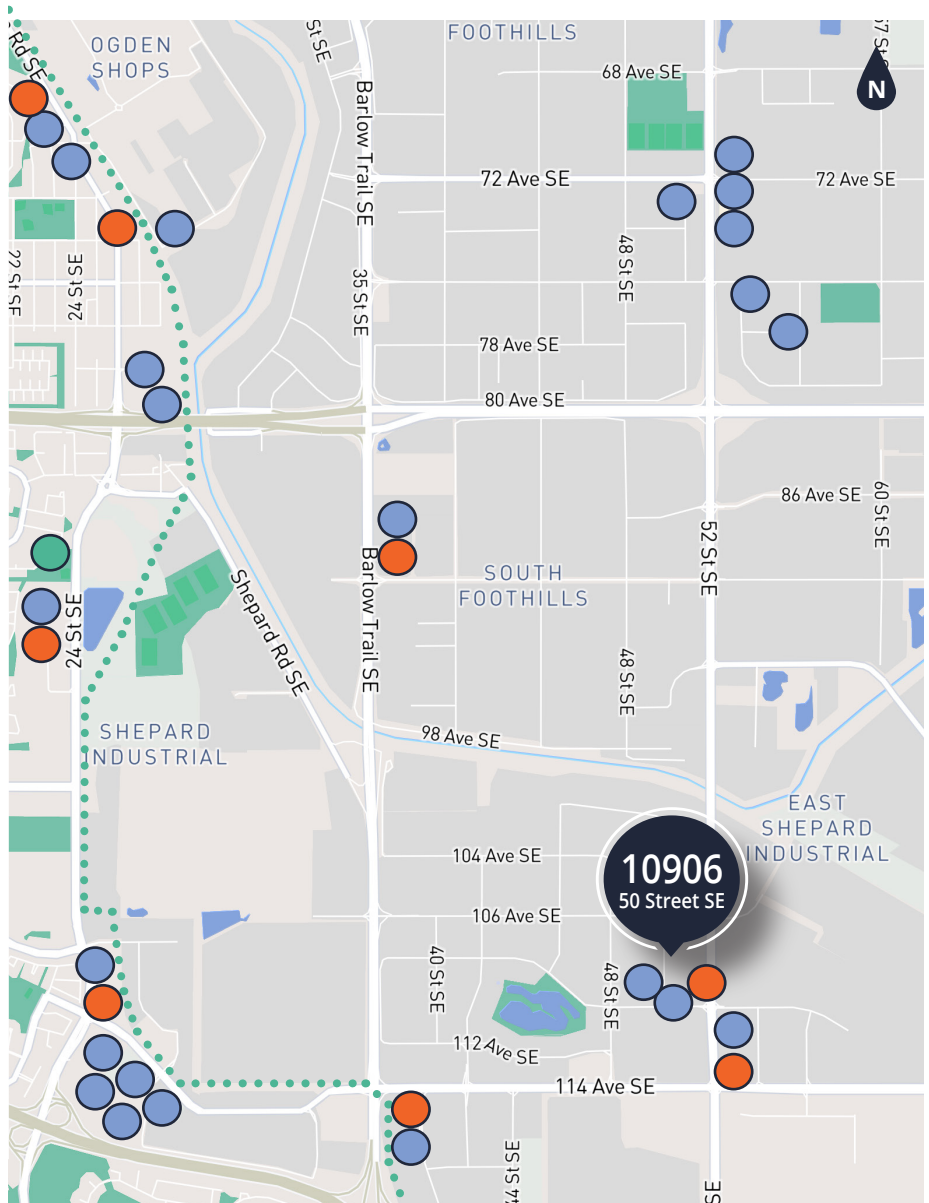
Drive Times

- **25 minutes** to YYC International Airport
- **19 minutes** to downtown core

Transit

- **3 minute walk** to Bus Stop

- Future LRT Green Line
- Food & drink
- Gas station
- Greenspace/Park





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Visit us online at avisonyoung.com

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