



# CONRICH INDUSTRIAL LOTS | FOR SALE

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# Property Specifications

Parcel Sizes: 5.18 - 18.63 Acres

Location: Conrich, Rocky View County

Land Use Zonings: I-LHT (Industrial Light) & I-HVY (Industrial Heavy)

Services: Fully serviced up to property line

Projected Availability: Q1 2025

Taxes: TBD

Land Delivered: Stripped and Rough Grade

## LOCATION HIGHLIGHTS:

- Easy access to major transportation routes such as McKnight Blvd, Stoney Trail, Deerfoot Trail and the Trans-Canada Highway
- Light and Heavy Industrial zoning allows for a variety of uses
- Located within the Conrich Station Conceptual Scheme
- **Adjacent to CN Calgary Logistics Park**

## Lot Availability

Lot #	Zoning	Size (acres)	Price per acre	Availability
1	I-HVY	41.80	\$600,000	Sold
2	I-HVY	18.63	\$600,000	Available
3	I-LHT	8.27	\$650,000	Available
4	I-LHT	7.37	\$650,000	Available
5	I-LHT	7.79	\$650,000	Available
6	I-LHT	6.62	\$650,000	Available
7	I-LHT	5.19	\$650,000	C/S
8	I-LHT	5.18	\$650,000	Available
9	I-HVY	6.90	\$600,000	Available
10	I-HVY	10.05	\$600,000	Sold



### I-LHT Notable Permitted Uses:

- Accessory Building ≤ 500 m<sup>2</sup>
- Industrial (Light)

### I-LHT Notable Discretionary Uses:

- Accessory Building > 500 m<sup>2</sup>
- Industrial (Heavy)
- Industrial (Medium)
- Outdoor Storage

### I-HVY Notable Permitted Uses:

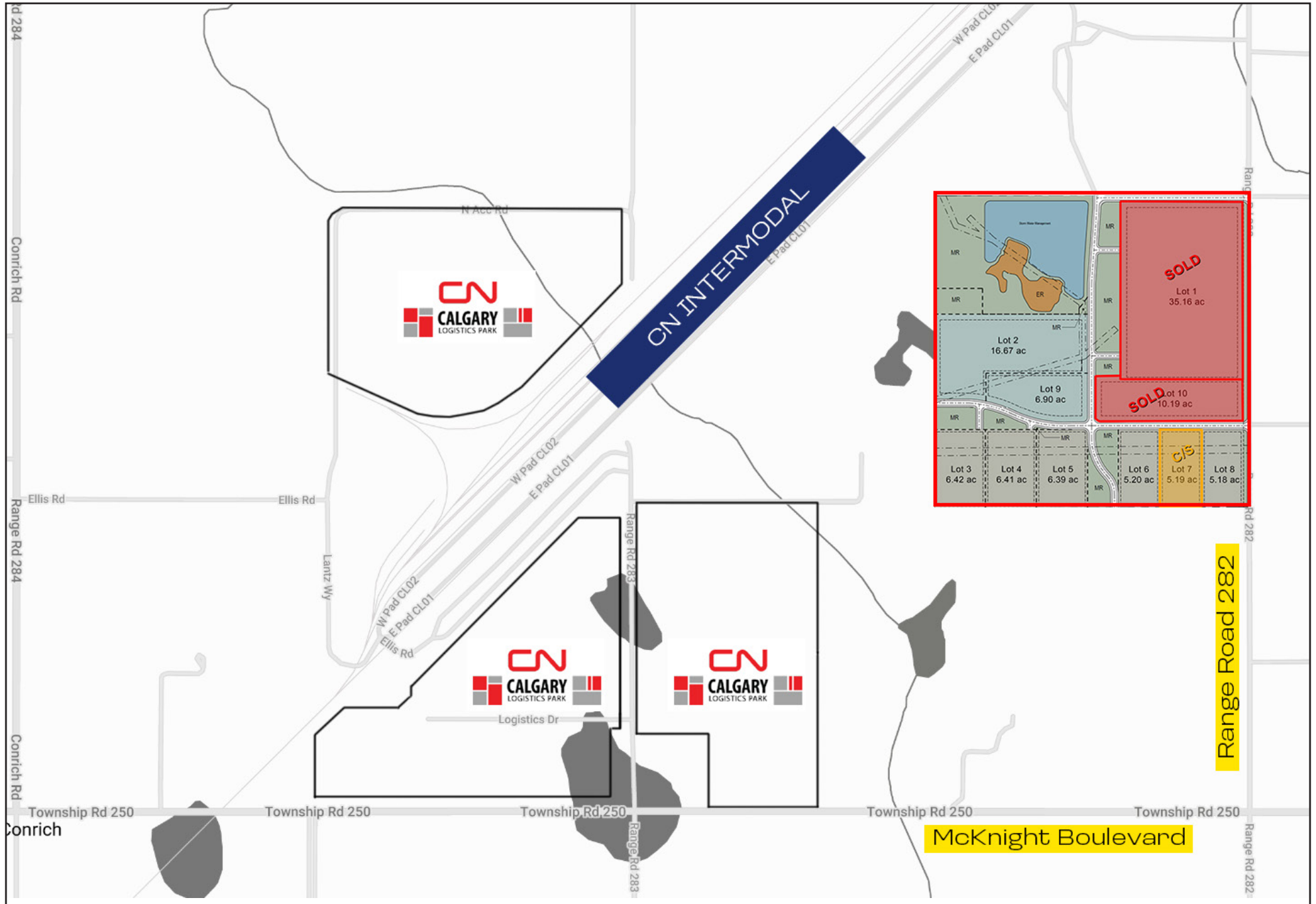
- Accessory Building ≤ 500 m<sup>2</sup>
- Industrial (Logistics)
- Industrial (Medium)

### I-HVY Notable Discretionary Uses:

- Accessory Building > 500 m<sup>2</sup>
- Industrial (Heavy)
- Outdoor Storage



# Location Map





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