



Transport Park Industrial Land Opportunity

Prime industrial lot directly on Bluegrass Place and Garden Road. Easy access to 61 Avenue SE, Peigan, Stoney and Glenmore Trails.

Lot Size: One remaining lot
3.09 acres

Land Use: I-HVY - Industrial Heavy

Services: Electricity, natural gas, internet

Available: **Immediate**

Pricing: \$575,000/acre

Comments:

- No building requirement
- No on-site storm ponding requirement
- Partially graveled site

Doug Johannson, Partner
403-470-8875 | doug@cvpartners.ca

Brad Stone, Partner
403-613-2898 | brad@cvpartners.ca

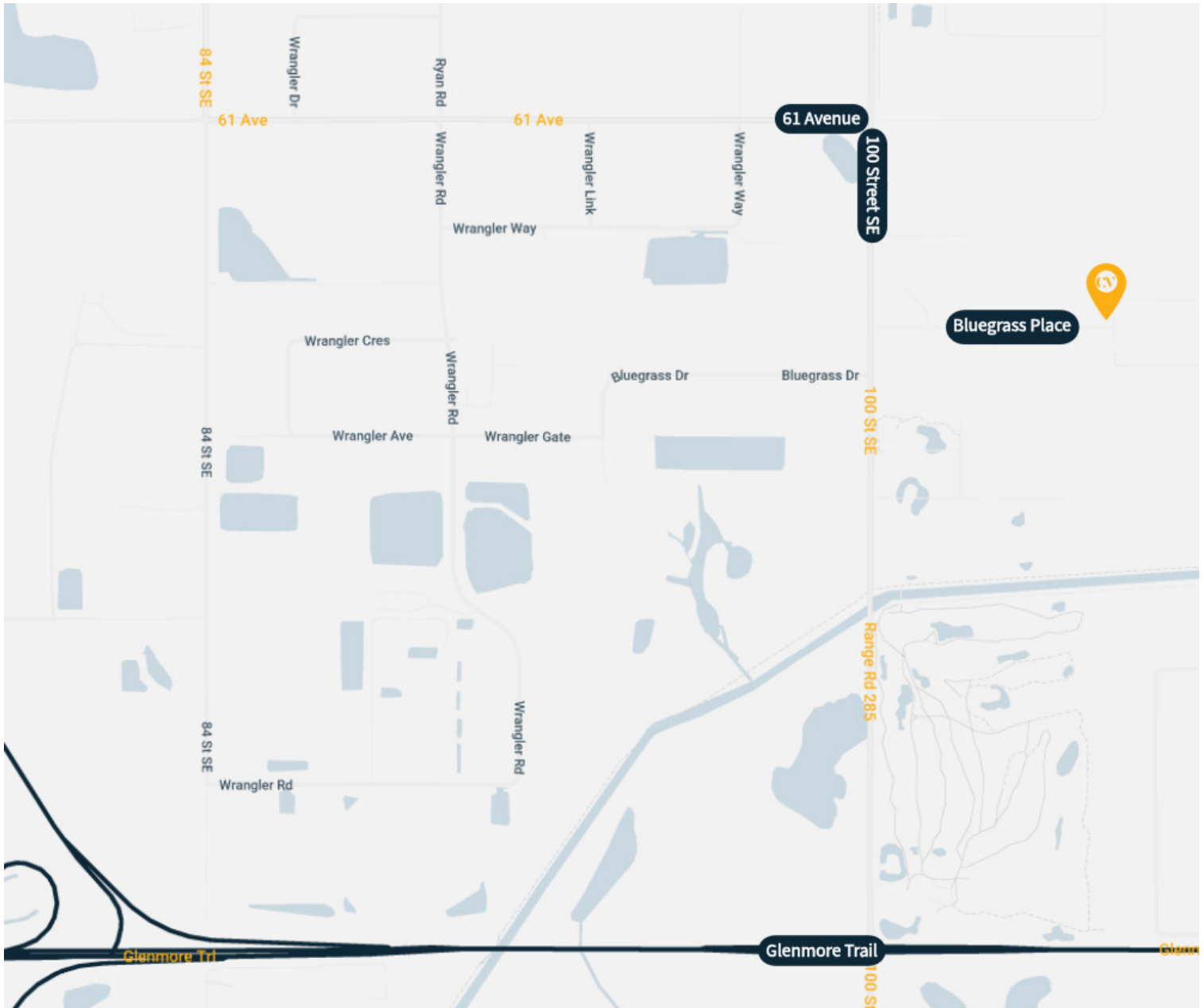
Sample of permitted uses within Transport Park:

Permitted Uses:

- Accessory Building < 500 m²
- Industrial (Logistics)
- Industrial (Medium)

Discretionary Uses:

- Accessory Building > 500 m²
- Industrial (Medium)
- Outdoor storage
- Recycling/Compost Facility
- Station (Bulk Fuel)



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