

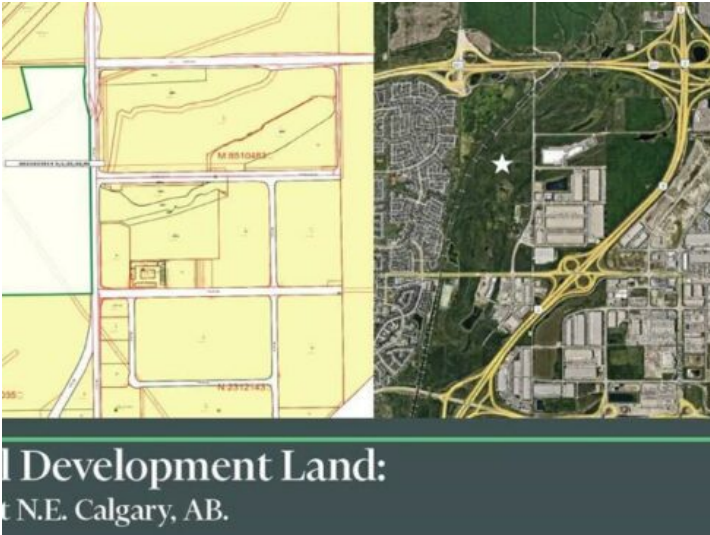


GRASSROOTS
REALTY GROUP

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12421 15 Street NE
Calgary, Alberta

MLS # A2262892



\$23,000,000

Division: Stoney 1

Lot Size: 104.95 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: S-FUD

Water: -

Sewer: -

Utilities: -

A strategic and rare, future industrial development parcel, located in north Calgary. The parcel is approximately 104 acres in area and is located immediately north of Country Hills Blvd and west of Deerfoot Trail. As such the Property is close to both the Calgary International Airport and the Regional Roadway Network. Future development certainty is provided through the approved Stoney Industrial Area Structure Plan. Land offerings like this are rare in Calgary, given the growth that has occurred in the area surrounding the airport over the past 10 years and with the strength of the industrial market in Calgary. This is wildly expected to continue and new development opportunities will be in short supply.