

Calgary



CONSTELLATION

CALGARY.CA/CONSTELLATION

FOR SALE

Constellation Industrial Park

The City's newest industrial park in southeast Calgary has three (3) Phase 1 lots remaining ranging from 2.1 to 2.45 acres. Act fast to secure your place.

LAND TYPE

Industrial

COMMUNITY

Starfield

SITE AREA (Phase 1)

~ 82.20 developable acres, 6.79 remaining

SITE AREA (Future phases)

~ 517.8 developable acres

LAND USE

I - G
(Industrial – General District)

Property highlights

- Phase 1 has seen overwhelming demand, with only three lots remaining:
 - 2.45 acres and 2.10 acres (stand alone or potential for consolidation)
 - 2.24 acres (stand alone)
- Adjacent to Peigan Trail S.E and 52 Street S.E.
- Shovel-ready
- Excellent access to key transportation corridors

Financial info

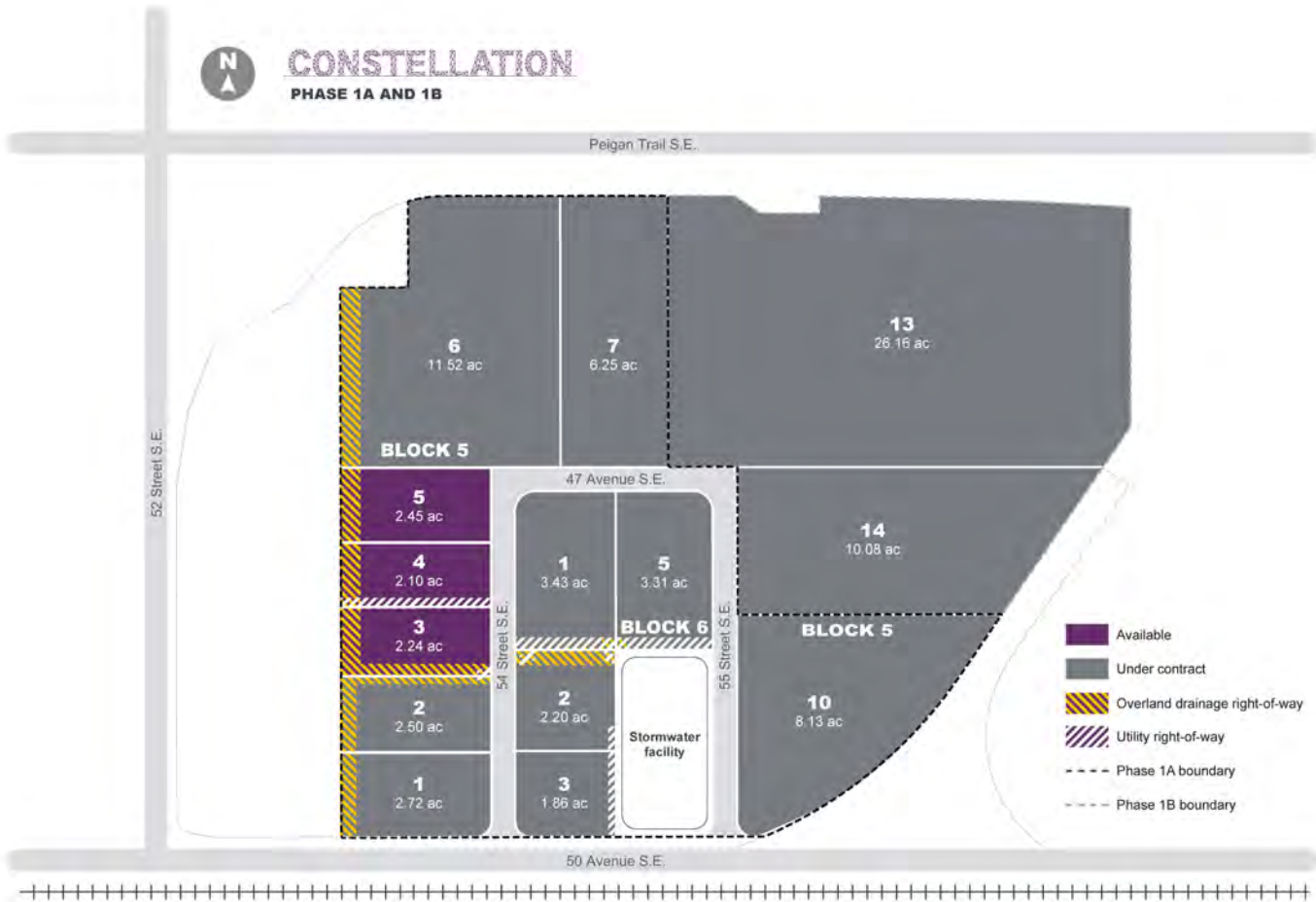
STARTING AT

\$815,000/acre +GST

(Agents Protected)

The properties are sold "as is." No warranties or guarantees apply. All sales are subject to corporate approval. The City reserves the right not to enter into a sale agreement. Details of The City's real estate sales process available through the vendor.

Phase 1 lot availability and sale prices – AS OF November 21, 2024



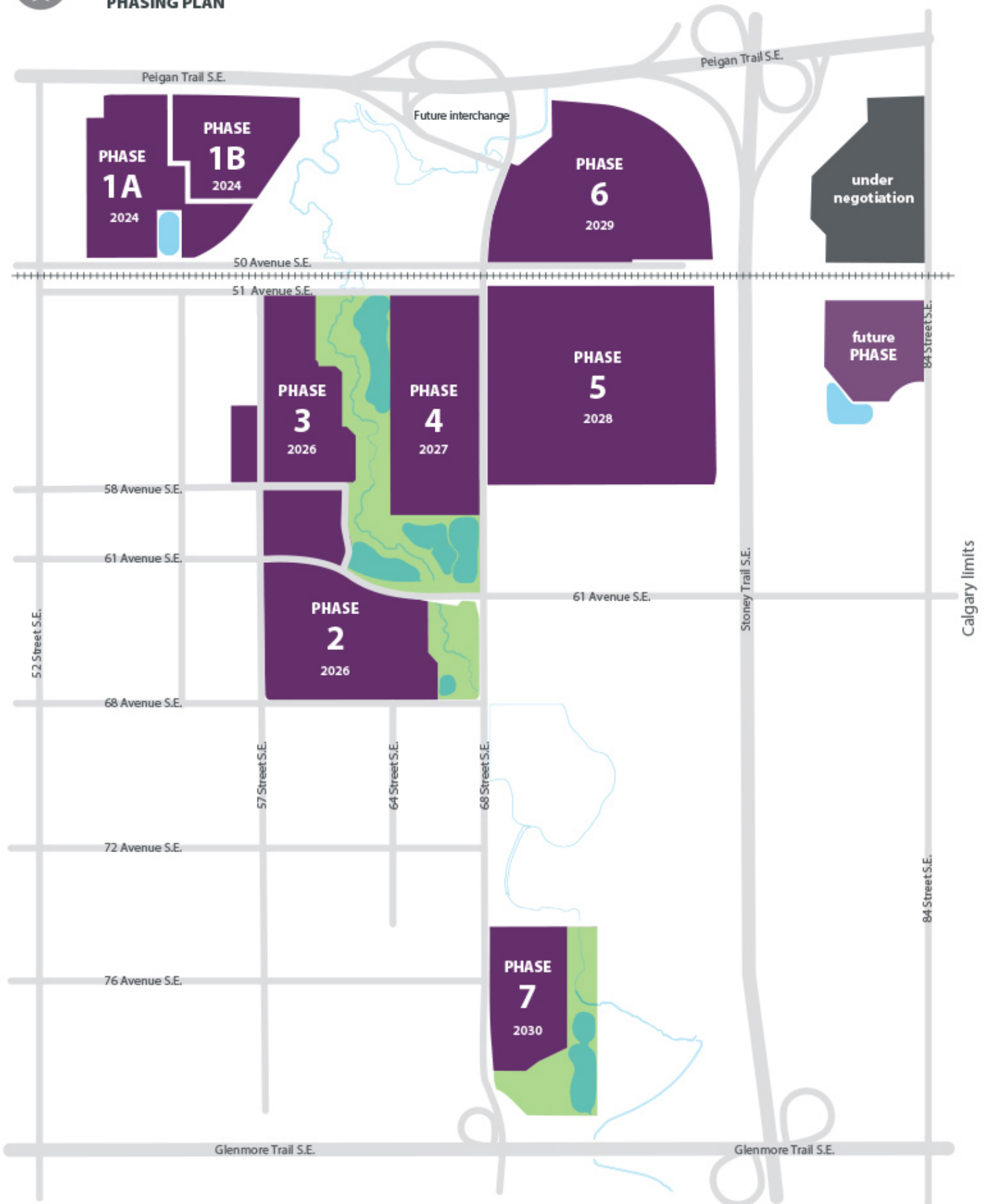
	Legal/lot	Address	Site area (acres)	Overland drainage ROW area (ac)	Net developable area (ac)	Price/acre	Price (\$)
BLOCK 5	1	5408 50 AV SE	2.72	0.22	2.50	\$825,000	\$2,062,500
	2	4931 54 ST SE	2.50	0.45	2.05	\$815,000	\$1,670,750
	3	4891 54 ST SE	2.24	0.53	1.71	\$815,000	\$1,393,650
	4	4871 54 ST SE	2.10	0.24	1.86	\$815,000	\$1,515,900
	5	4811 54 ST SE	2.45	0.30	2.15	\$815,000	\$1,752,250
	6	5520 47 AVE SE	11.52	0.70	10.82	\$810,000	\$8,764,200
	7	5540 47 AVE SE	6.25	n/a	6.25	\$810,000	\$5,062,500
	10	5002 55 ST SE	8.13	n/a	8.13	\$810,000	\$6,585,300
	13	<i>tbd</i>	26.16	n/a	26.16	\$800,000	\$20,928,000
	14	<i>tbd</i>	10.08	n/a	10.08	\$800,000	\$8,064,000
BLOCK 6	1	4880 54 ST SE	3.43 ac	0.02	3.41	\$825,000	\$2,813,250
	2	4884 54 ST SE	2.20 ac	0.39	1.81	\$815,000	\$1,475,150
	3	5522 50 AVE SE	1.86 ac	n/a	1.86	\$825,000	\$1,534,500
	5	4879 55 ST SE	3.31 ac	0.02	3.29	\$825,000	\$2,714,250

Phase plan – 2024 to 2030



CONSTELLATION

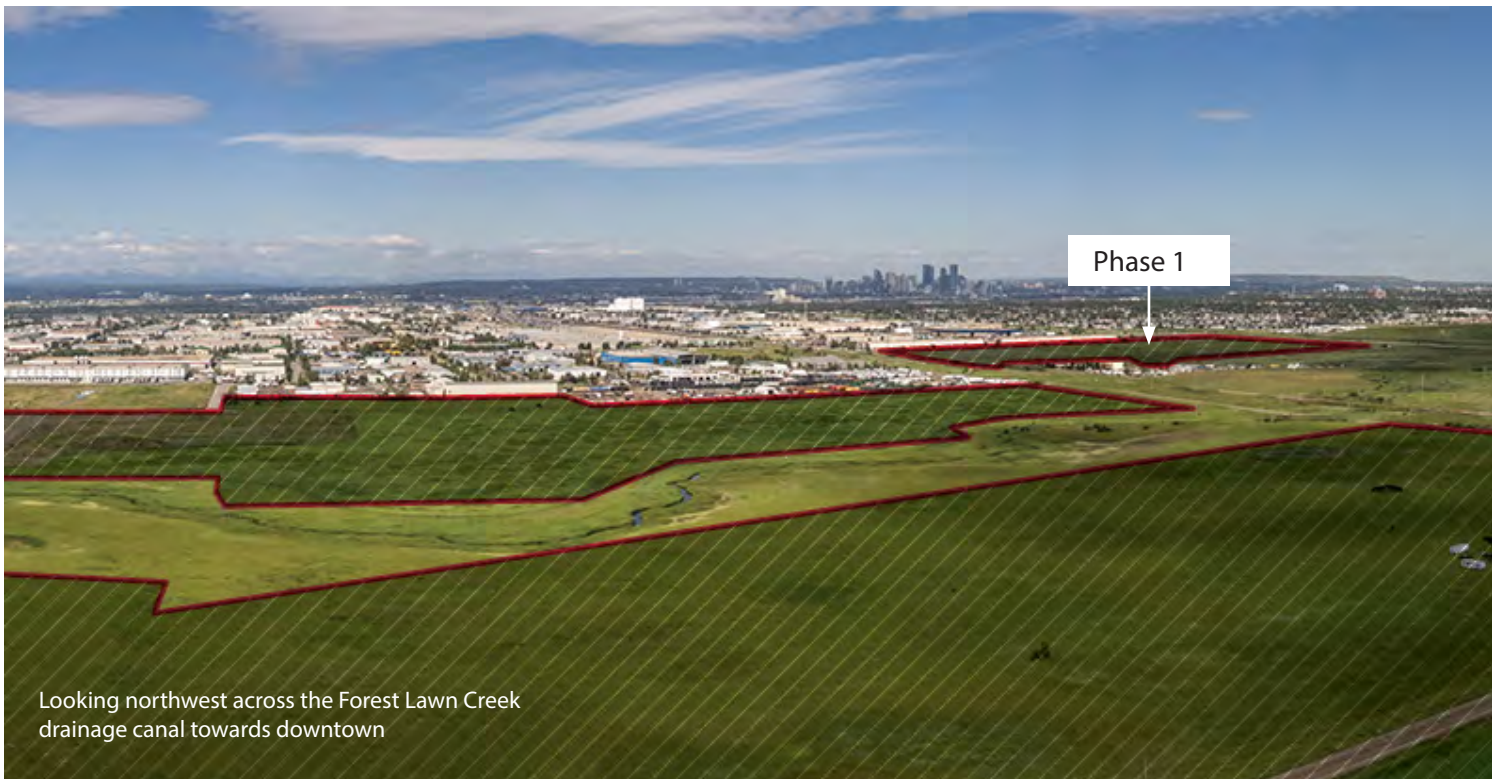
PHASING PLAN



Phase timings are estimates only and are subject to change. Concepts are to be finalized at tentative plan stage and are subject to change.

Updated April 2024

Strategic phasing: ~600 acres of opportunity from 2024 to 2030



Architectural and servicing requirements

- Registered architectural guidelines ensure quality sustainable building and site design elements are achieved
- Engineering and servicing requirements
- Building commitment ensures timely build out of park

Fully serviced land

Access to full services, including:

- Deep utilities: storm, water, sewer (The City of Calgary)
- Shallow utilities: power, telecommunication services, natural gas
- Firefighting and police services (The City of Calgary)
- Transit (The City of Calgary)

Development features

- Ready for immediate design and planning
- Paved roads
- Curb and gutter
- Street lighting
- Sidewalks and regional pathways
- Landscaped green space

Transportation infrastructure and goods movement



Transportation and access

- Constellation offers efficient transportation and supreme connectivity with easy access to Canada's major highways by 52nd Street S.E., Peigan Trail S.E., Glenmore Trail S.E. and Stoney Trail S.E.
- Link to Calgary's primary public transit network via Route 147 – Starfield Industrial (route map/schedule) and Route 23 - 52nd St E. (route map/schedule)

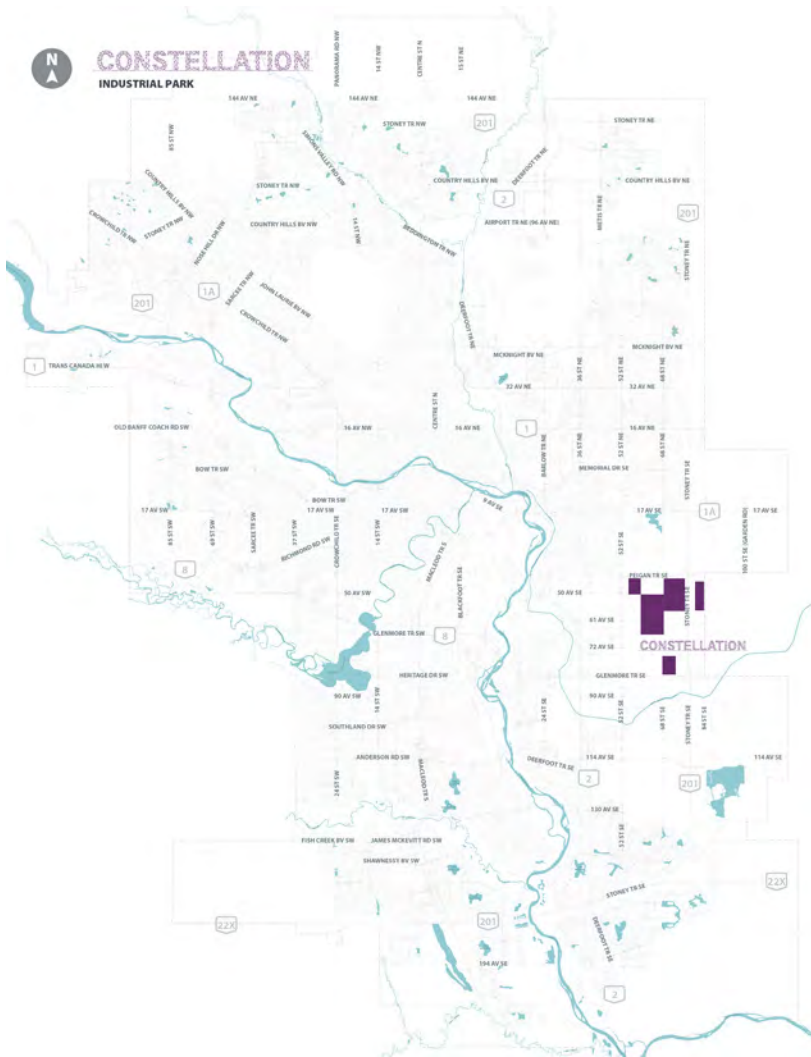
Distance to transportation connections

Ring road	8 km (7 min)
CPKC Rail	6 km (10 min)
CN Rail	19 km (20 min)
Airport	23 km (22 min)

Distance to other cities

Edmonton	299 km
Regina	757 km
Saskatoon	594 km
Vancouver	972 km

Context map



CANAMEX corridor interchange nearby at Stoney Trail and Peigan Trail S.E.



In close proximity to major distribution centres in Dufferin North Industrial Park



In close proximity to Canadian Pacific Kansas City intermodal terminal

Contact us



Joel Van der Velden
Senior Sales Agent
Real Estate Sales

EMAIL
Joel.VanderVelden@calgary.ca
OFFICE 403-540-8745

Submit interest using the
Purchaser Application Form

**City of Calgary Real Estate &
Development Services**

Administration Building
3rd Floor (#195) 323 7th Ave. S.E.
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit
calgary.ca/realestate

The information provided herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.