

Calgary



FOR SALE

Dufferin North Industrial Park

Serviced industrial park designed for businesses that will benefit from proximity to intermodal, airport and superior transportation infrastructure.

LAND TYPE

Industrial

LEGAL DESCRIPTIONS

See insert

COMMUNITY

East Shepard
Industrial

SITE AREA

Two lots consisting of
19.5 and 49.15 acres

LAND USE

I - G
(Industrial – General District)

Property highlights

- Excellent access to transportation corridors
- Fully serviced, construction-ready
- High quality infrastructure
- Regular transit service

Strategically situated location

- Directly adjacent to the Canadian Pacific Intermodal Terminal
- Minutes from Stoney Trail, Deerfoot Trail and Glenmore Trail S.E.

Financial info

STARTING AT

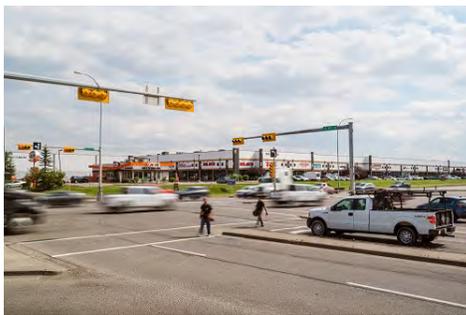
\$600,000/acre +GST

(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.



Adjacent intermodal terminal



Nearby amenities



Transit service



Home Depot

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
- Graded lots
- Street lighting
- Predetermined driveway locations
- Sidewalks and regional pathways
- Landscaped green space

Context map



Transportation and access

- 106 Avenue S.E. and the bridge over the Western Headworks Canal provide direct access from 68 Street S.E. to 52 Street S.E.
- Minutes from Stoney Trail and Deerfoot Trail
- Link to Calgary's primary public transit network via Route 149 – Point Trotter Industrial (route map; schedule)

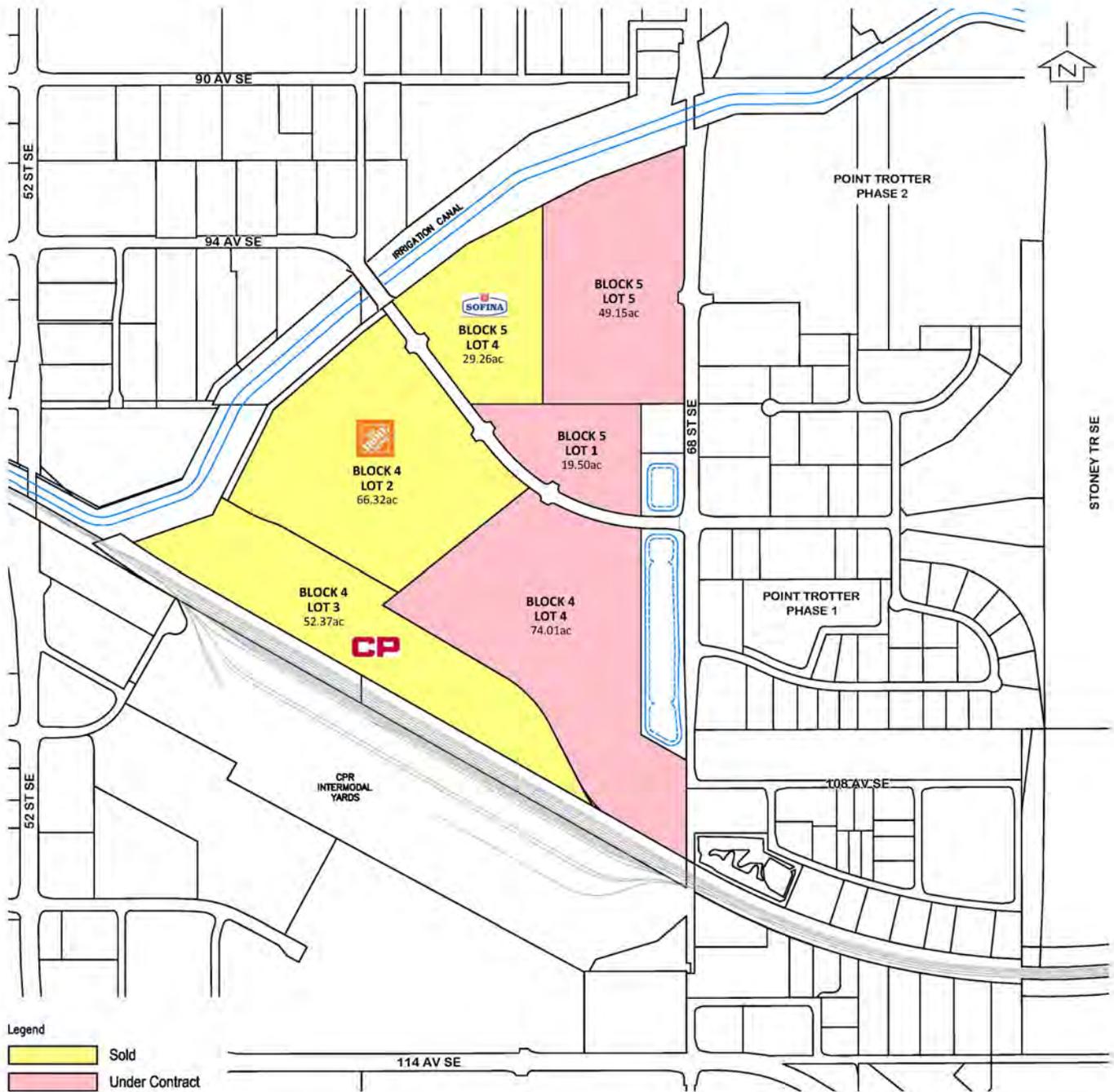
Distance to other cities

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

Distance to transportation connections

Calgary International Airport	28 min (30 km)
CP Intermodal Terminal	9 min (5 km)
CN Intermodal Terminal	20 min (21 km)
Highway 201	4 min (3 km)
Highway 2	10 min (11 km)
Highway 1	10 min (13 km)

Lot map



Contact us

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Submit interest using the
Purchaser Application Form

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

Administration Building
3rd Floor (#195) 323 7 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.

Sales Information

Legal	Address	Site Area (acres)	Price/Acre	Price
1710868;5;1	6502 106 Ave. S.E.	19.5	\$625,000.00	\$12,187,500.00
1712041;5;5	9783 68 St. S.E.	49.15	\$600,000.00	\$29,490,000.00
1912249;4;4	6635 106 Ave. S.E.	74.01	\$600,000.00	\$44,406,000.00

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