

Calgary



- South of Glenmore Trail SE and east of Barlow Trail SE
- Quick access to 52 Street SE and ring road

± 188.95m (± 619.91ft)

± 68.97m (± 226.28ft)

FOR SALE

10906 50 St S.E. Calgary, AB

Strategically situated location in desirable Eastlake Industrial Park.
Great exposure to 52 Street SE!

LAND TYPE
Industrial

LEGAL DESCRIPTION
Plan 1510434;
Block 17; Lot 3

COMMUNITY
Eastlake
Industrial Park

SITE AREA
3.22 acres of fully
serviced land

LAND USE
I-G (Industrial - General)

Property Highlights

- Ideally located along and providing exposure to busy 52 Street SE.
- 52 Street SE is a major north-south corridor through the east side of Calgary where the bulk of industrial development occurs.
- Connecting with both Glenmore Trail to the north and 114 Avenue SE to the south, your business is just minutes from Stoney Trail, providing efficient transportation access.
- Optimal for light industrial sales/service, office/warehouse or retail uses.

Financial info

LIST PRICE
\$2,656,500 +GST
(Agents Protected)

APPLICATION PROCESS STARTS
October 6, 2023



Adjacent to the CP Intermodal Terminal and proximity to major distribution centres in Dufferin North Industrial Park

Architectural and servicing requirements

- Registered architectural guidelines ensure quality sustainable building and site design elements are achieved
- Engineering & 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)

Transportation and Access

- South of Glenmore Trail SE and east of Barlow Trail S.E.
- Quick access to 52 Street SE and Ring Road

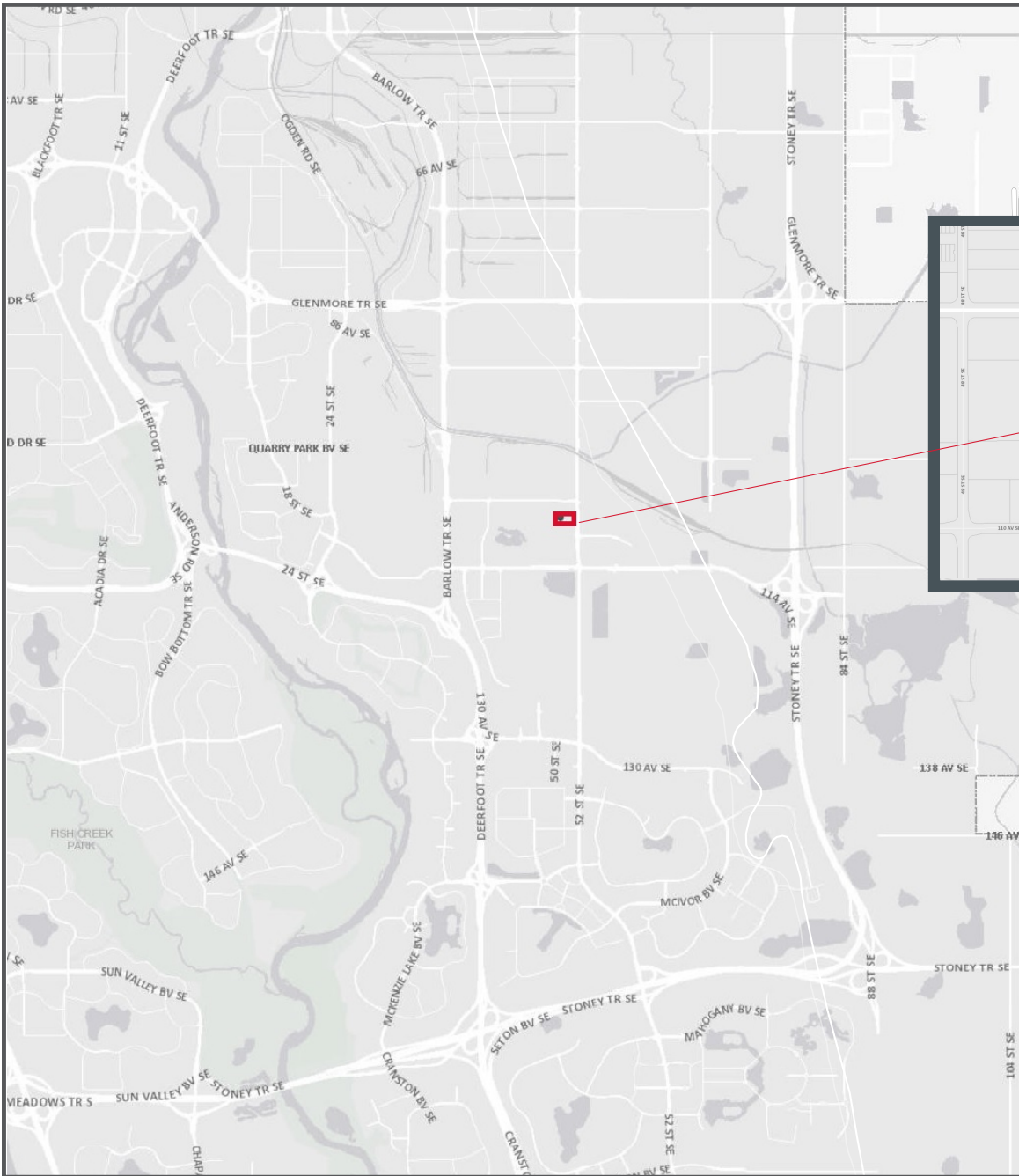
Amenities

- Minutes from South Trail Crossing (130 Avenue SE) retail, restaurants and services
- Closer amenities include Eastlake Commons (Tim Hortons, Subway, and Mr. Lube)

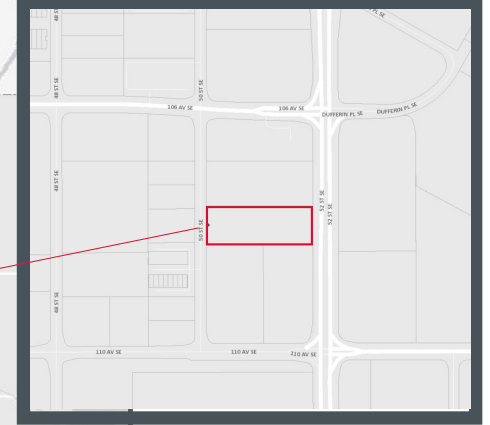
Development features

- Ready for immediate design and planning
- Paved roads
- Curb and gutter
- Graded lots
- Street lighting
- Predetermined driveway locations on 106 and 107 Ave. S.E.
- Sidewalks and regional pathways
- Landscaped green space
- Zoning for services - retail, restaurant and coffee shops

Context map



Inset



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

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