



FOR SALE

11211 and 11235 52 St. S.E. Calgary, AB

*The last and final parcels in The City's highly sought after Eastlake Industrial Park
Two lots for a combined 38.68 acres.*

LAND TYPE Vacant parcel	SITE AREA 38.68 acres	COMMUNITY East Shepard Industrial	LEGAL 4;29;23;15;SE and 4;29;23;15;SE	LAND USE S-FUD (Special Purpose – Future Urban Development)
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Property Highlights

- Serviced lots (may require upgrades, depending on development)
- No architectural guidelines
- Property will be sold as is with current land use (S-FUD) in place
- Strategically situated
- Less than 1 km to the CP Calgary Intermodal Terminal
- Purchaser to assume existing lease (termination: July 1, 2023)
- Licensee to surrender lands in a neat, clean and level condition, free and clear of all waste material, debris and rubbish

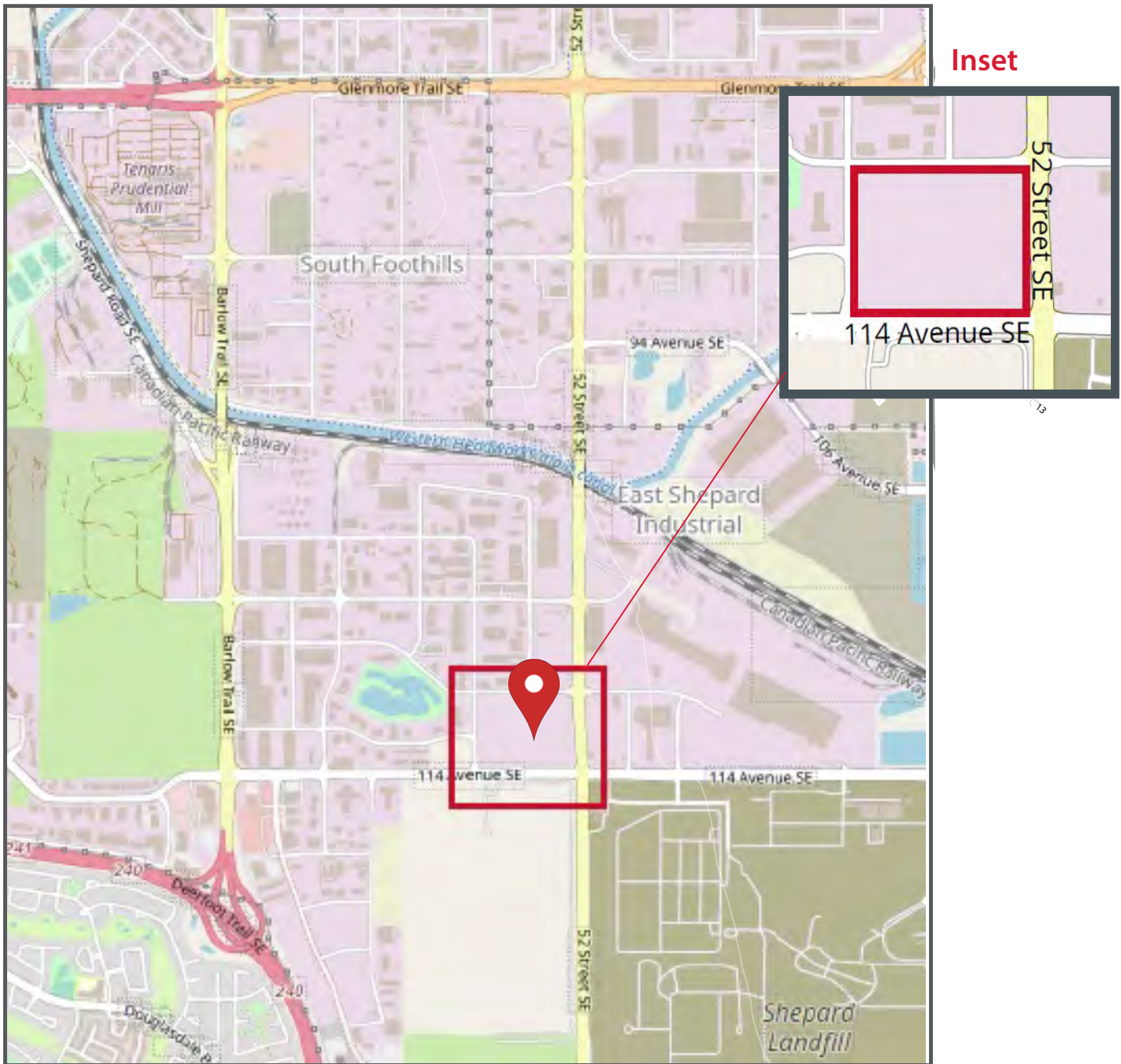
Financial info

LIST PRICE
\$26,325,000
 (Agents protected)

APPLICATION PROCESS STARTS
 August 15, 2022

APPLICATION PROCESS ENDS
 September 15, 2022
 at 3 p.m. MST

Context map



Contact us



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

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calgary.ca/realestate

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