

INDUSTRIAL ZONED LAND SALE OPPORTUNITY



232180 Range Road 283

- 72.37 Acres of well located future industrial land
- Current approval in place for Truck storage
- Adjacent to planned Canadian Pacific Railway intermodal campus and siding
- Located on Range Road 283 with access to 114th Avenue and Glenmore Trail.
- Large upside potential. Subdividable

For more information contact

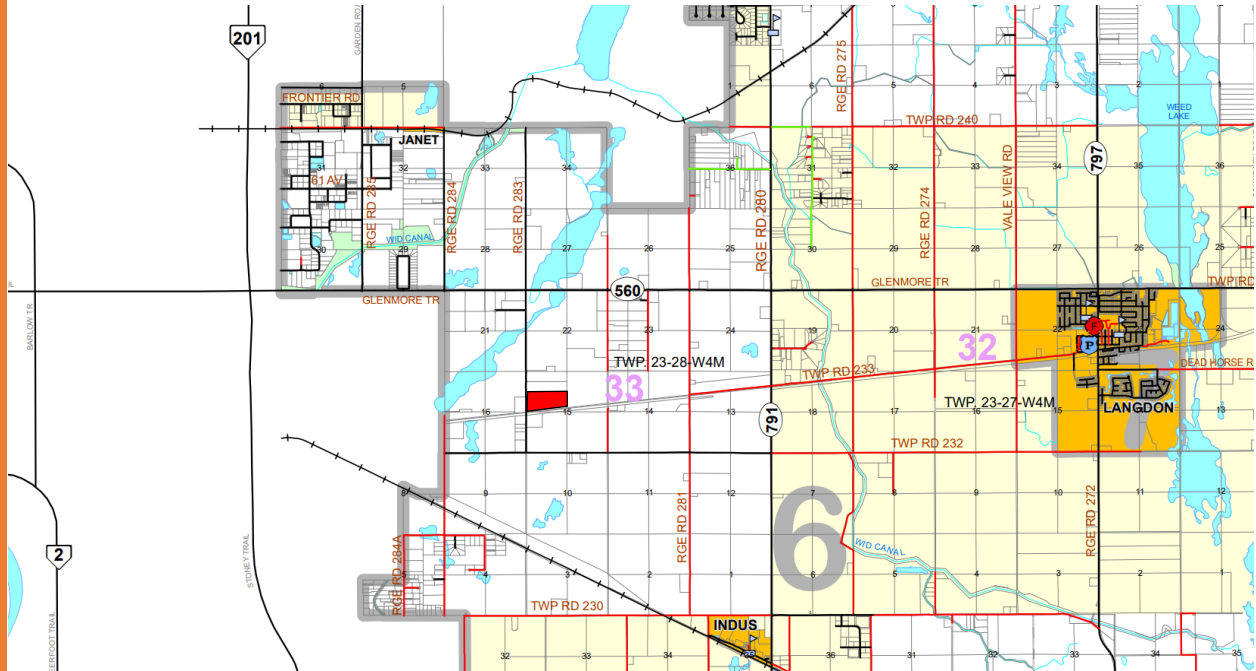


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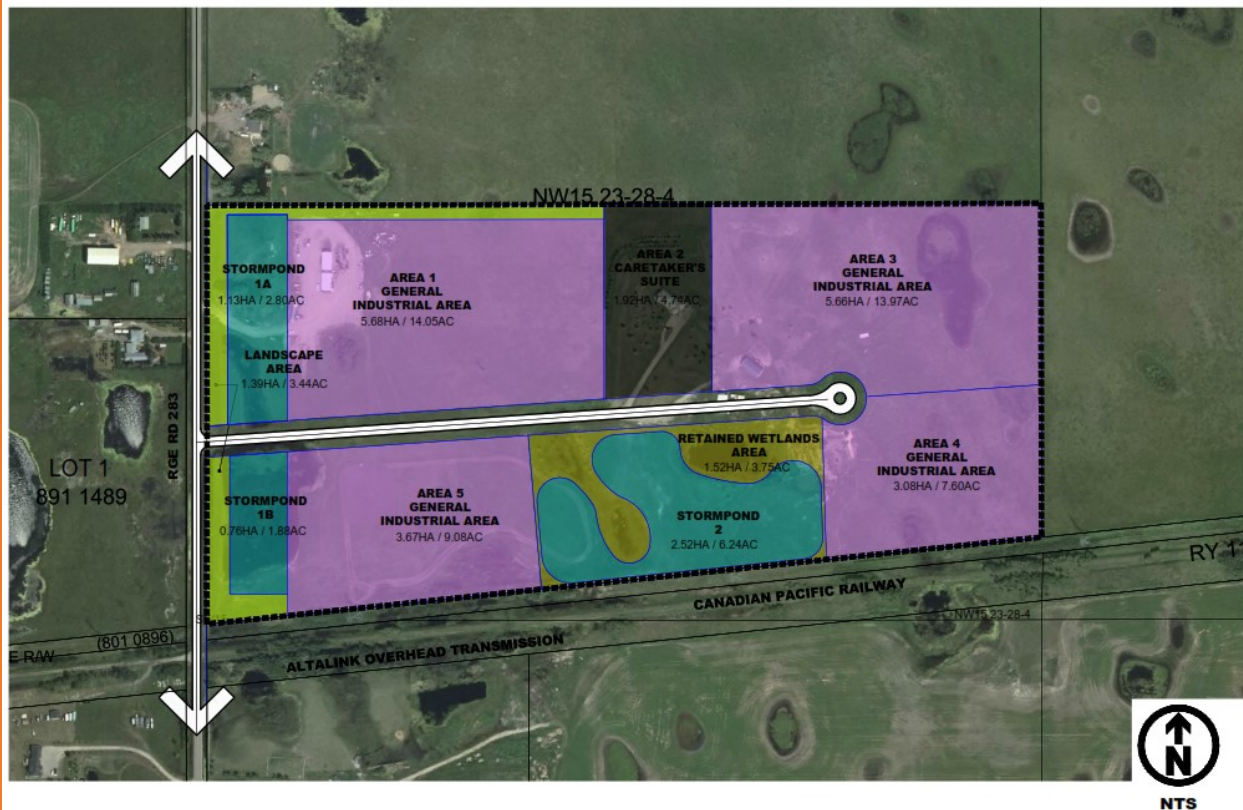
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CONCEPT PLAN



Area 1 Improvements

Currently area 1 is almost ready for occupancy with the supply and installation of pit run and gravel underway

Future Access

Range Road 283 is slated to become a major intersection point with Glenmore Trail which will link the proposed CP Intermodal lands on 114th Avenue SE

Property Details

Legal Address	NW-15-23-28-W04M
Municipal Address	232180 Range Road 283
Site Size	72.37 acres
Zoning	I-LHT p1.62 - currently approved for Truck Storage

Land Usage

The Property was conditionally approved for a net land usage of 44.7 acres. See concept plan above. I-LHT zoning has wide variety of acceptable uses. Current land approval allows for the storage of trucks and trailers. Land is located within the proposed Calgary annex. In addition to the approvals the Land currently has a house rented out for \$3,000 per month as well as a 3,200 sf shop with an allocated 1.5 acres for \$8,000 per month..

Financial Information

Tenancies	Contact agents for more information
Income	\$11,000 per month
Taxes 2021	To be verified. Property under reassessment
Asking Price	\$16,283,250.00



The information has been obtained from the owner or from sources deemed reliable. We have no reason to doubt the accuracy; however Roman Real Estate (2009) Ltd., Urban Real Estate Services Ltd., and its Agents are unable to guarantee it. All quoted prices exclude the GST. All properties subject to change and/ or withdrawal without notice.



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