

For Sale

283135 Glenmore Trail

233222 & 233226 Range Road 284



ROMAN
Real Estate



Selling Price \$210,000 / Acre

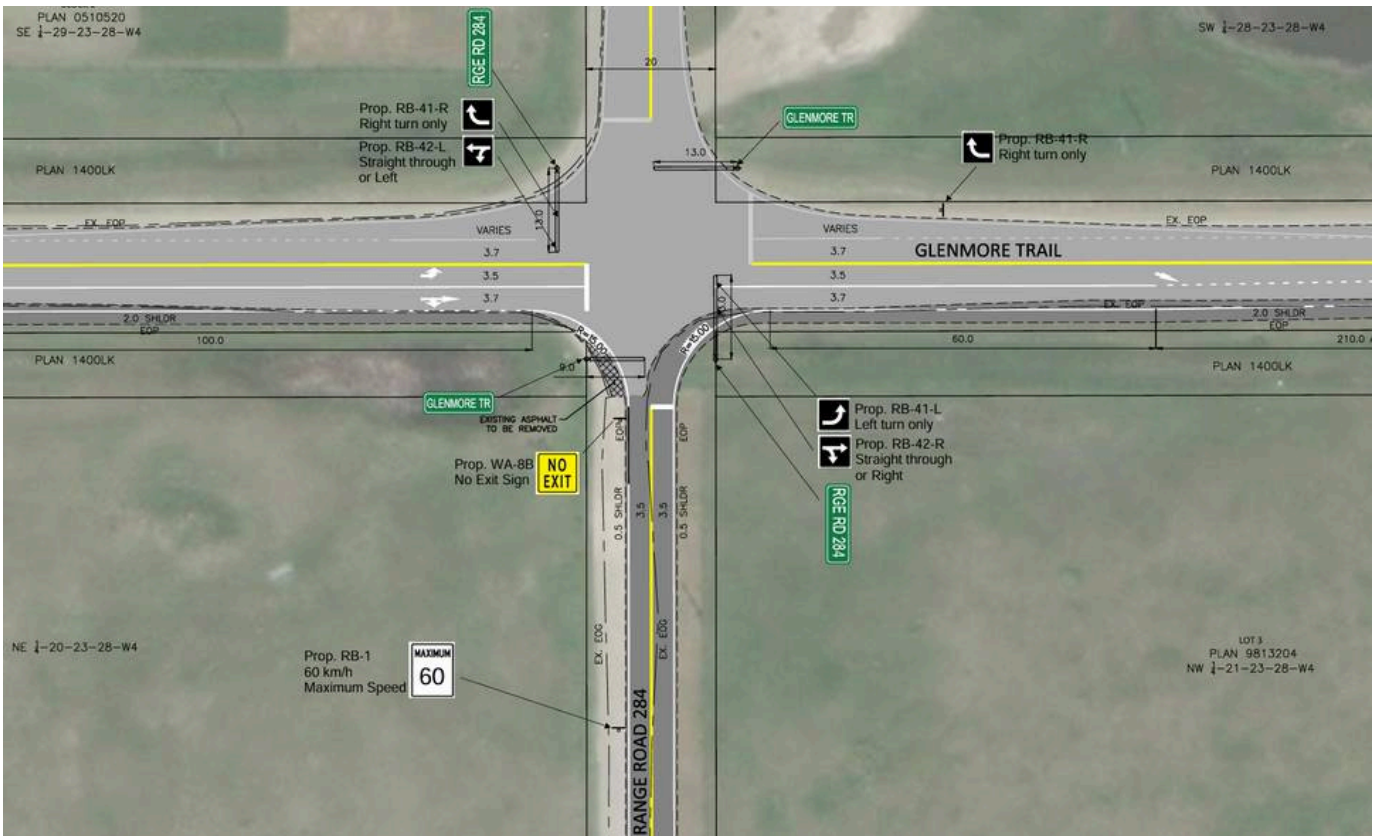
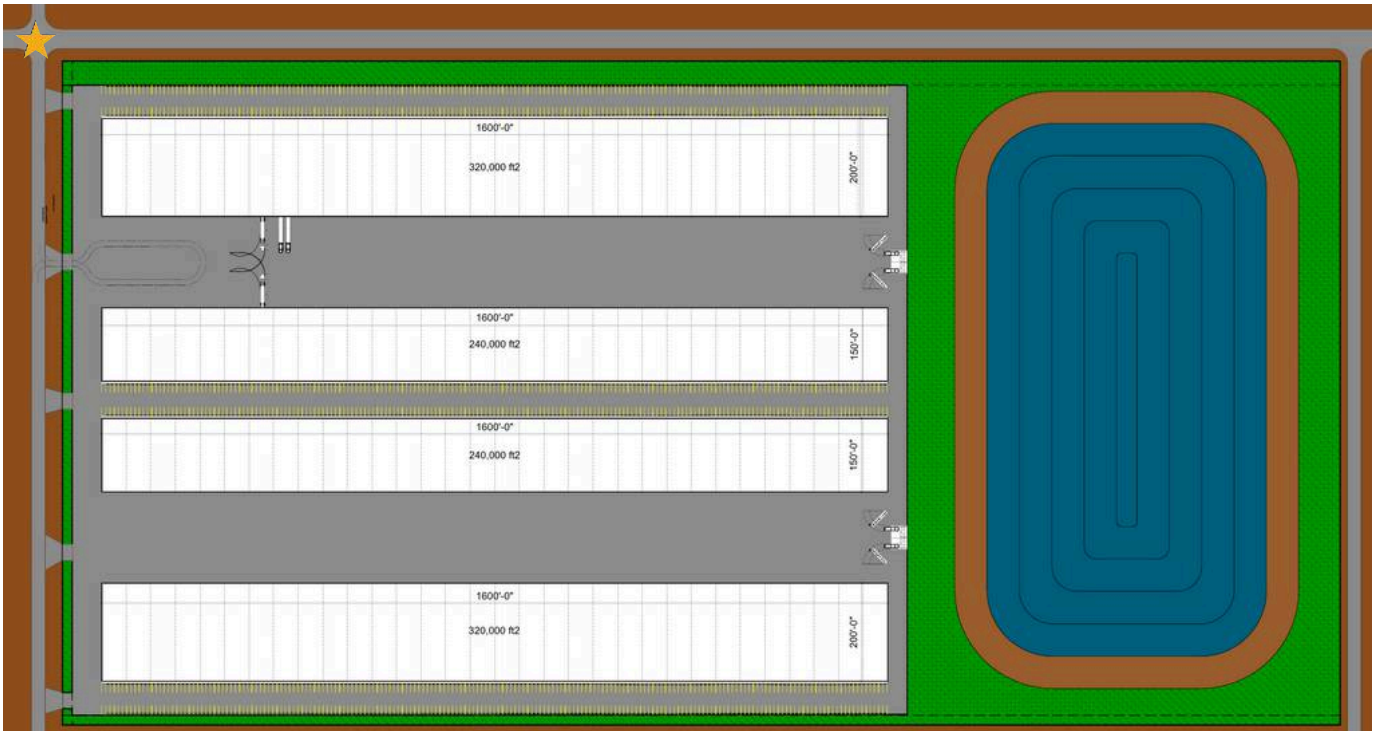
The opportunity to have **78.65 Acres** of zoned and prepermitted development land fronting onto major roadway Glenmore Trail, adjacent to Calgary Alberta and to close proximity to the Prairie Gateway ASP.

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DEVELOPERS - CONCEPTUAL PLAN OF 1,120,000 SF



★ The Agents has a comprehensive preliminary roadway design and how to obtain access directly from Glenmore Trail.

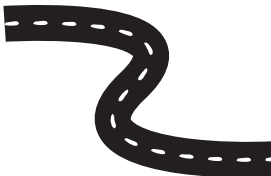
Industrial Parks in the Area



Calgary Airport
30 Minutes



Downtown Calgary
25 Minutes



Stoney Trail Ring Road
5 Minutes

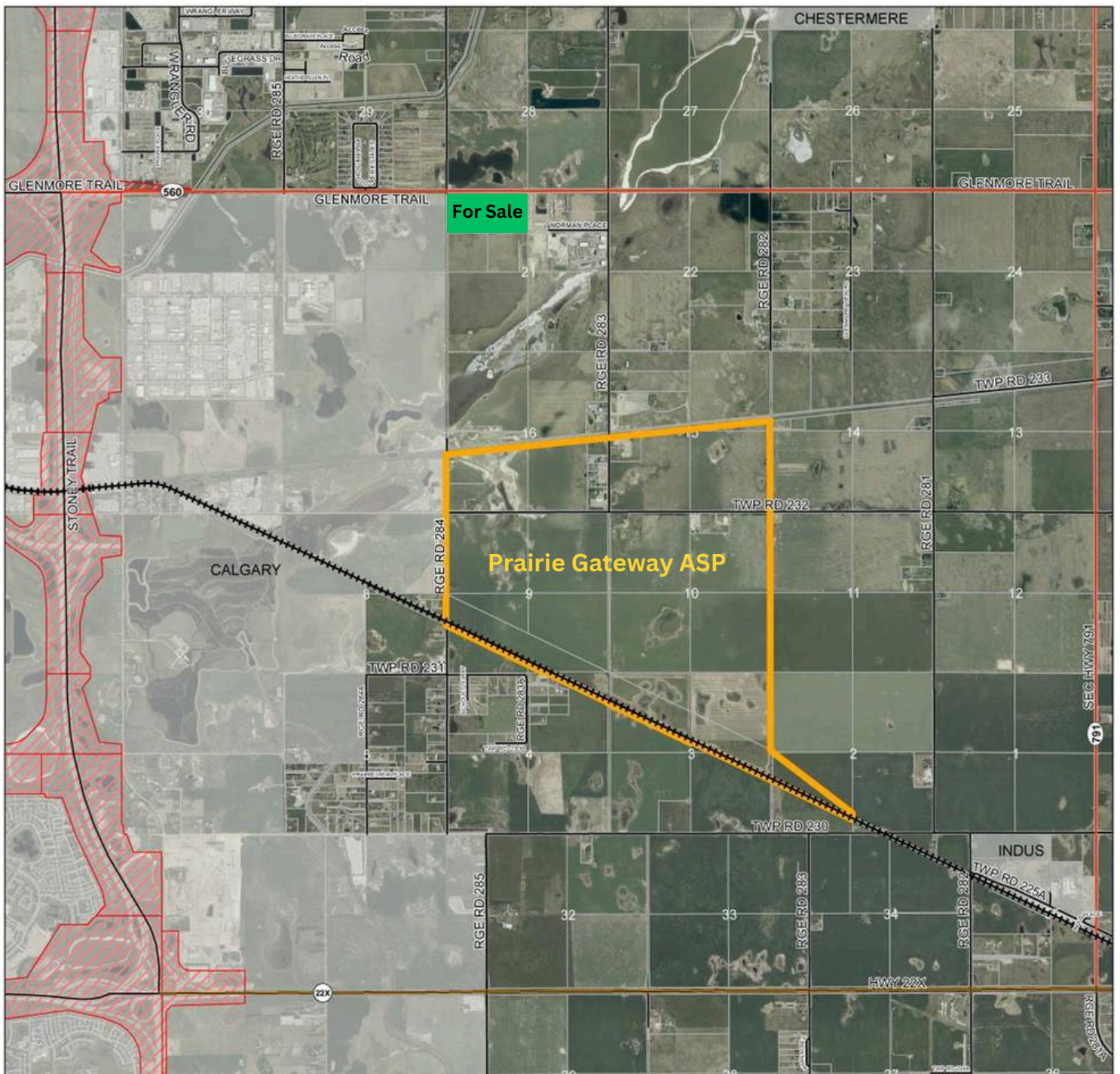


CP Rail Intermodal Terminal
10 Minutes

The Prairie Gateway Area Structure Plan

The Plan area is approximately 886 hectares (2,190 acres) of land in Rocky View County, adjacent to the eastern limits of The City of Calgary.

Over time, the area will evolve into a world-class logistics centre that supports federal and provincial initiatives to bolster the CANAMEX Corridor, resulting in a significant economic development and employment generator for the region. The land use strategy facilitates a large-scale industrial, business and employment hub that will evolve into a world-class logistics centre through comprehensive planning of the area. A variety of industrial development is expected across the Plan area.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.



Agents in Possession of the Following:

1. Geotechnical Assessment
2. Biophysical Impact Assessment
3. Development Permit Extension
4. Rent Roll
5. Property Profit and Loss
6. Estimate for Intersection and Road Upgrades
7. RPRs
8. Topographical
9. Traffic Studies
10. Conceptual Drainage Layouts
11. Corporate Documents
12. Land Titles
13. Pipeline Removals and Easements
14. Onsite Building Information
15. Well Water Reports and Tests
16. Prairie Gateway ASP
17. 2023 Property Assessment
18. Pictures inside Onsite Buildings
19. Off-Site Levies
20. Zoning
21. Leases
22. Drone Pictures in Summer and Winter

Potential Users of Site::

1. Developers
2. Investors
3. Owner Users
 - a. Data Centers
 - b. Transportation
 - c. Warehouse
 - d. Dealership
 - e. Auction
 - f. Cement
 - g. Dirt
 - h. Containers

Outside Agents Protected