

Calgary



**FOR SALE**

## Point Trotter Industrial Park

Shovel-ready land in S.E. Calgary directly adjacent to key transportation nodes for the efficient warehousing and distribution of goods and services.

### LAND TYPE

Industrial

### LEGAL DESCRIPTIONS

See inserts

### COMMUNITY

East Shepard Industrial

### LOT SIZE

2.32 and 2.50 acres

### LAND USE

I - G (Industrial - General District)

### Property highlights

Park features include:

- Excellent access to transportation corridors
- Prices from \$740,000 (per acre)

### Strategically situated location

- South of Glenmore Trail S.E. and east of 68 Street S.E.
- Five minutes to the Canadian Pacific Calgary Intermodal Terminal

### Financial info

**STARTING AT**

**\$740,000/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.



Looking west down 106 Avenue S.E.  
toward mountains / downtown



Adjacent to major distribution centres in  
Dufferin North Industrial Park



CANAMEX Corridor interchange nearby  
at Stoney Trail and Glenmore Trail S.E.



In close proximity to Canadian Pacific intermodal  
terminal

## 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:

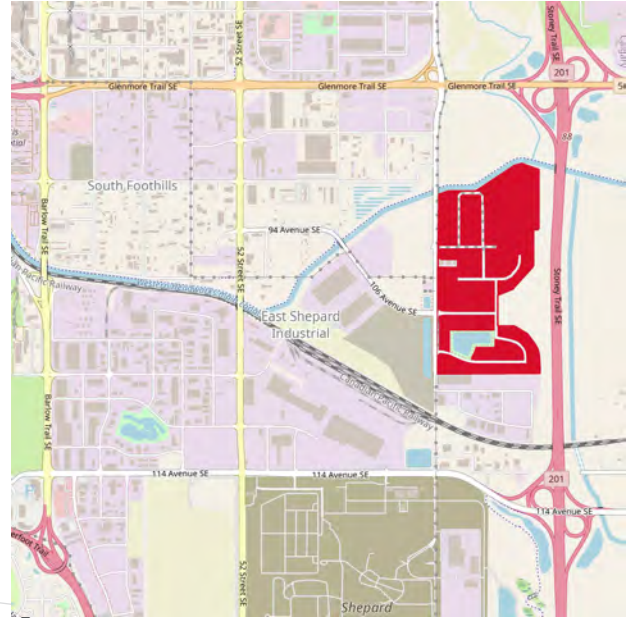
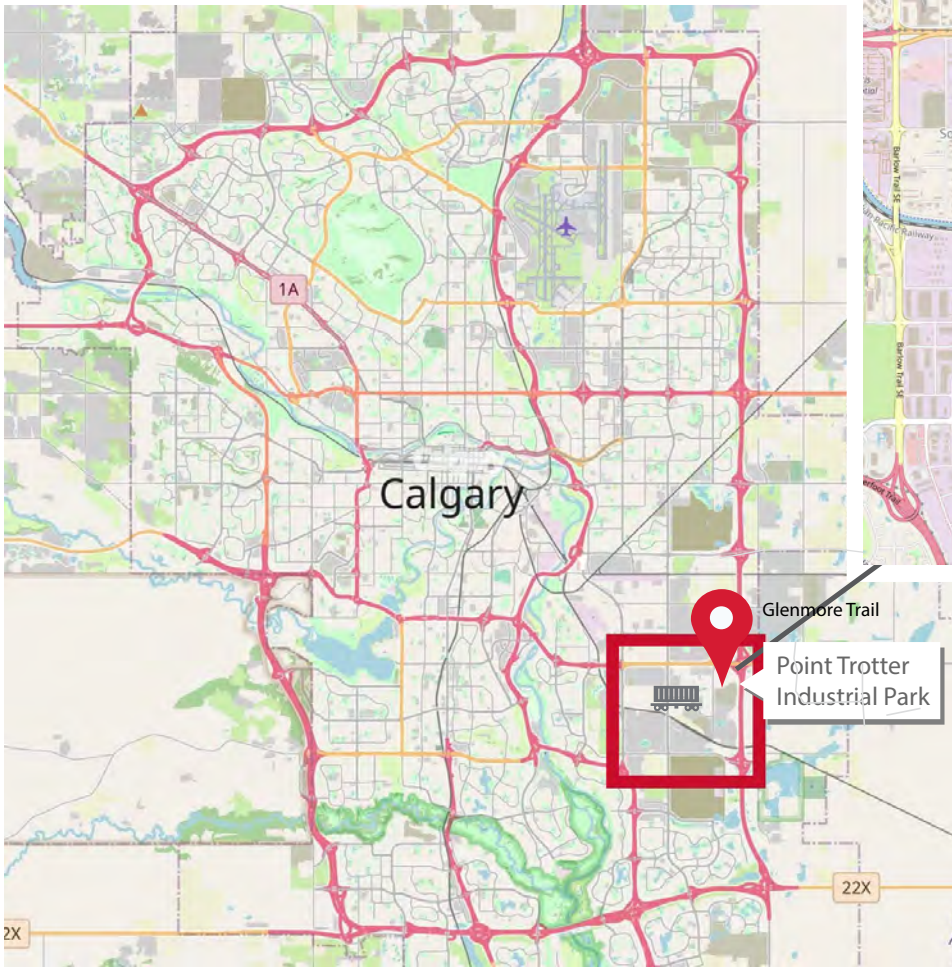
- Deep utilities: storm, water, sewer (The City of Calgary)
- Shallow utilities: power, telecommunication services, natural gas
- Firefighting and police services (The City of Calgary)
- Transit (The City of Calgary)

## 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



## 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)

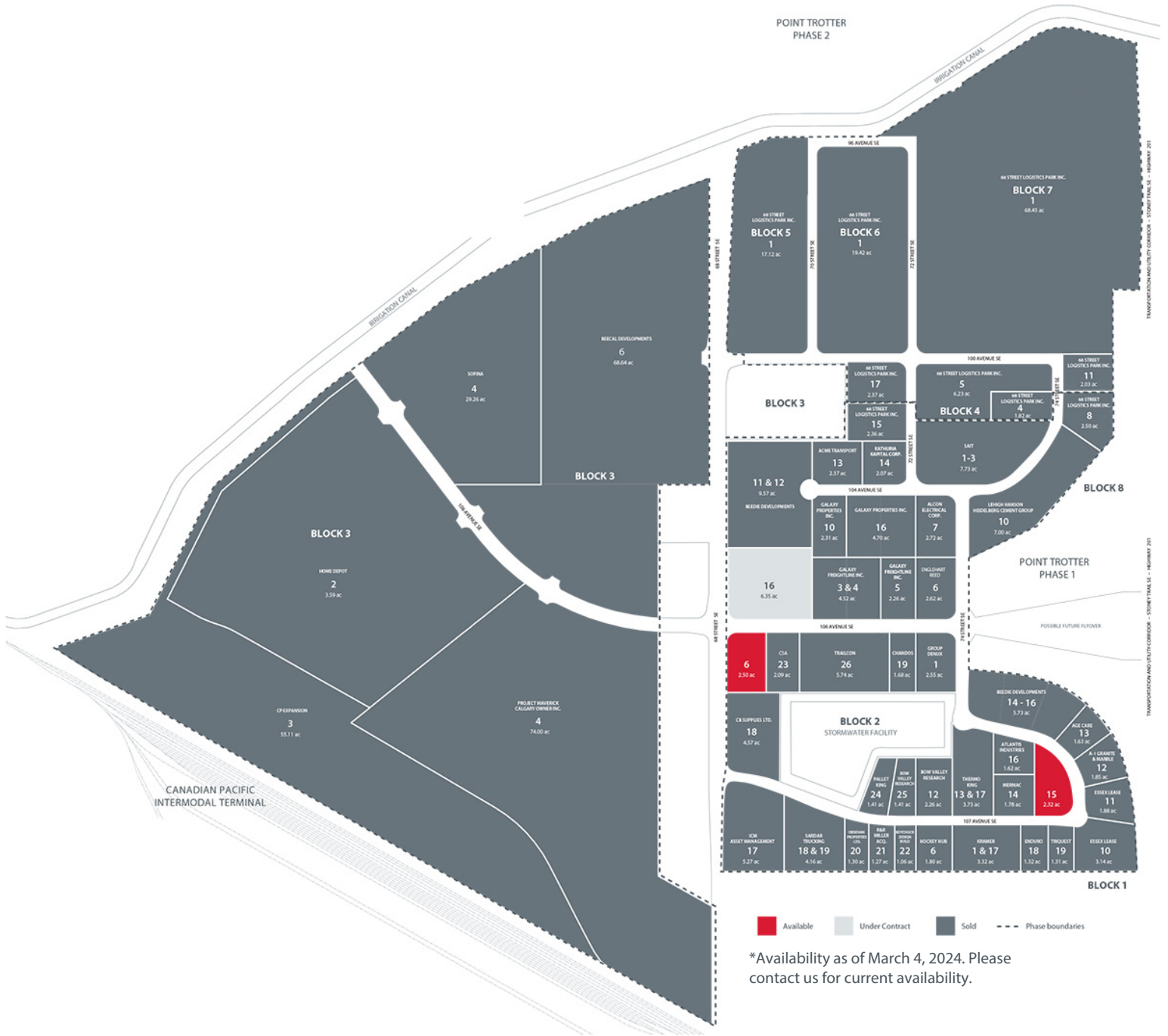
## Distance to other cities

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)

# Area map



# Contact us



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Submit interest using the  
**Purchaser Application Form**

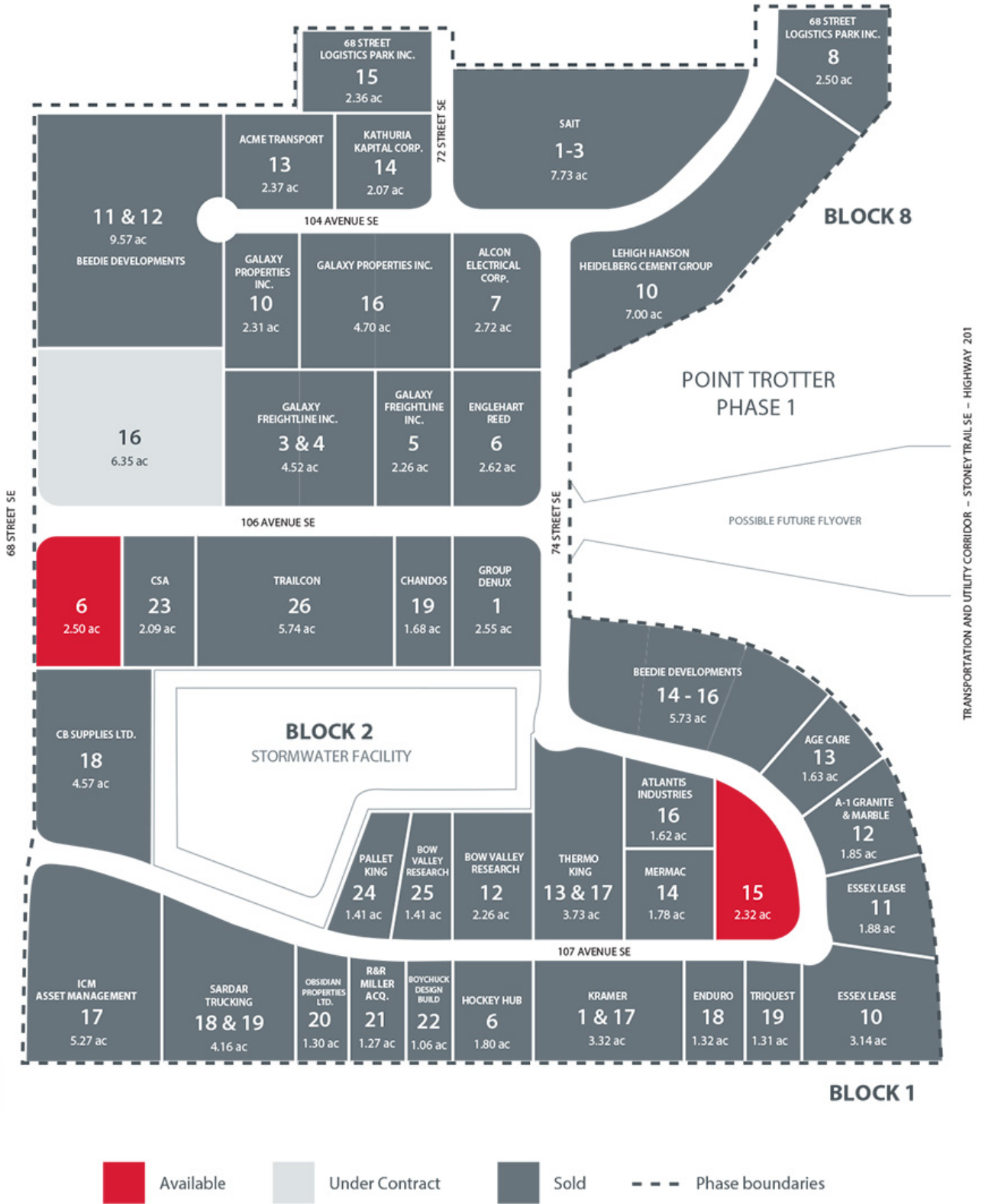
**City of Calgary Real Estate & Development Services**

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](http://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.

# Phase 1 lot map




\*Availability as of March 4, 2024. Please contact us for current availability.

**POINT TROTTER PHASE 1 – AS AT MARCH 4, 2024**

<b>LEGAL</b>	<b>ADDRESS</b>	<b>SITE AREA (acres)</b>	<b>PRICE PER ACRE</b>	<b>PRICE</b>
1211094;2;15	10755 74 ST SE	2.32	\$740,000.00	\$1,716,800.00
1211094;2;6	6935 106 AV SE	2.50	\$775,000.00	\$1,937,500.00
1812017;2;16	7010 106 AV SE	6.35	\$775,000.00	\$4,921,250.00

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 Under Contract