

±4.0 ACRES

LAND FOR SALE

Lead Agents:

BRAD PILLING

brad.pilling@cushwake.com

ZACK DARRAGH

zack.darragh@cushwake.com



9455 ENTERPRISE WAY SE
CALGARY, AB

PROPERTY DETAILS

Municipal Address:	9455 Enterprise Way SE (Anticipated subdivision address)
District:	Shepard Business Park
Zoning:	DC-56 (Direct Control)
Available Area:	± 4.0 acres of land
Sale Price:	\$3,300,000
Property Taxes:	Estimated at \$38,000
Availability:	Subdivision completion (Sept 2025)
Services (Located Within Roadway/Ditch):	<ul style="list-style-type: none">• Electricity• Gas• Internet/phone• Paved roads• Pressurized fire water system• Storm water management system

Highlights

- Only available lot in Shepard Business Park
- Land is currently fenced, compacted and gravelled
- Broad industrial zoning allows for a wide variety of users
- Site is approximately 360 feet wide and 688 feet long
- Good access onto 114th Avenue SE and Stoney Trail
- Storage tent with rig mat flooring is included
- Various short-term tenancies



The \$825,000 per acre asking price accounts for the site work completed:

- **1 approach**
Estimated at \$10,000 per acre
- **8" pit run and 4" crush**
Estimated at \$90,000 per acre
- **Perimeter and interior fencing with gates**
Estimated at \$19,000 per acre



MAP OF LOCATION



BRAD PILLING
Vice President
Industrial Sales & Leasing
D: 403 261 1121
C: 403 880 1419
brad.pilling@cushwake.com

BRENT JOHANNESSEN
Vice President
Industrial Sales & Leasing
D: 403 261 1116
C: 403 589 8600
brent.johannesen@cushwake.com

ZACK DARRAGH
Vice President
Industrial Sales & Leasing
D: 403 261 1120
C: 587 437 2595
zack.darragh@cushwake.com

SAM HURL
Senior Associate
Industrial Sales & Leasing
D: 403 261 1115
C: 403 630 7215
sam.hurl@cushwake.com



CUSHMAN & WAKEFIELD ULC
250 - 6 Ave SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com