LAND FOR LEASE

NORMAN PLACE Rocky View County, AB





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21.25 ACRES OF LAND | 5+ ACRES DEMISING OPPORTUNITIES







PROPERTY DETAILS

Rocky View County
C-LRD (Commercial, Local Rural District)
NE-21-23-28-W04M
± 21.25 acres (5+ acres demising is possible)
\$0.85 psf (for the full site)
March 1, 2026

HIGHLIGHTS

- Extremely hard compacted site
- Current tenant is LaFarge (aggregate recycling facility)
- Partially fenced and gated
- Good access onto Glenmore Trail SE
- 5+ acres demising is possible



ZONING C-LRD (COMMERCIAL, LOCAL RURAL DISTRICT)

Permitted Uses

Discretionary Uses

- Accessory Building \leq 2045.14 sf
- Animal Health (Small Animal)
- Care Facility (Child)
- Care Facility (Clinic)
- Communications Facility (Type A)
- Accessory Building $\leq 2045.14~\text{sf}$
- Agriculture (General)
- Agriculture (Intensive)
- Auctioneering
- Alcohol Production
- Animal Health (Inclusive)
- Automotive Services (Minor)
- Cannabis Cultivation
- Cannabis Processing
- Cannabis Retail Store
- Cemetary and Funeral Services
- Communications Facility (Type B)
- Communications Facility (Type C)

- Dwelling Unit, accessory to principal use
- Establishment (Drinking)
- Establishment (Eating)
- Farmers Market
- Film Production
- Home-Based Business (Type II)
- Hotel/Motel
- Industrial (Light)
- Industrial (Medium)
- Kennel
- Office
- Outdoor Storage

- Recreation (Private)
- Recycling/Compost Facility
- Retail (Garden Centre)
- Retail (General)
- Retail (Grocery)
- Retail (Restricted)
- Retail (Small)
- School, Commercial
- Shipping Container (parcels greater than 3.95 acres)
- Special Function Business
- Station (Gas/Electric)



LOCATION MAP



For more information, please contact:

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