

LAND FOR LEASE OR SALE

NORMAN PLACE

Rocky View County, AB



Lead Agents:

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21.25 ACRES OF LAND | 5+ ACRES DEMISING OPPORTUNITIES

PROPERTY DETAILS

District:	Rocky View County
Zoning:	DC146 (Direct Control)
Legal Description:	NE-21-23-28-W04M
Available Area:	± 21.25 acres (5+ acres demising is possible)
Gross Lease Rate:	\$0.85 psf (for the full site)
Asking Sale Price:	\$11,687,500 (\$550,000 per acre)
Availability:	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

DC146 (DIRECT CONTROL)

All Permitted and Discretionary Uses from Section 74 Industrial – Industrial Storage District (I-IS) of Land Use Bylaw C-4841-97, as amended, are applicable to this Development Site.

- **Asphalt Production Facility**

“Asphalt Production Facility” – means a mobile or semi-mobile asphalt plant that uses aggregates, liquid asphalt cement, and heat to mix and produce cold, warm, and hot asphalt mix for paving purposes. It uses natural gas or propane as a heat source, uses grid power as an energy source, and has bins for the storage of raw materials, liquid asphalt cement, and final products.

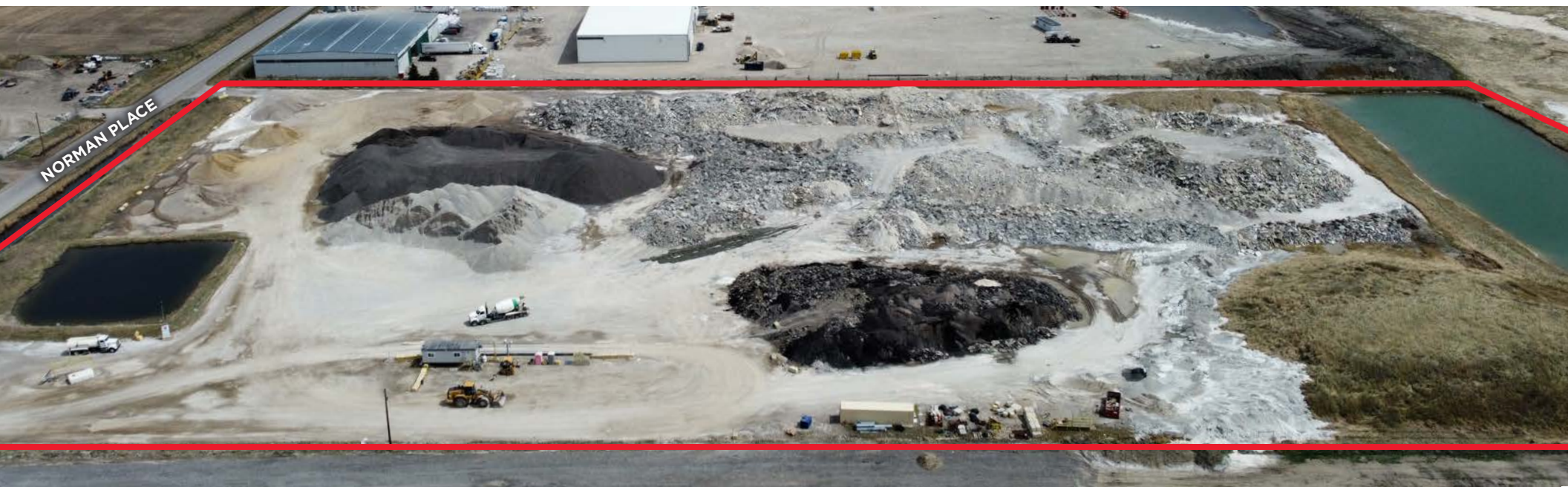
- **Concrete Asphalt Recycling Plant**

“Concrete Asphalt Recycling Plant” – means it uses concrete or asphalt breakdown to produce recycled asphalt or concrete, has a crusher and/or screening equipment that is mobile or semi mobile in nature, uses grid power or a mobile generator as energy source, and has dust control systems to prevent fugitive dust.

- **Truck Trailer Service**

- **General Industrial Type I**

- **General Industrial Type II**



LOCATION MAP



For more information, please contact:

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