

LAND FOR SALE OR LEASE

400 NORMAN PLACE

Rocky View County, AB



Lead Agents:

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±21.25 ACRES TOTAL WITH ±14 ACRES OF USABLE LAND

PROPERTY DETAILS

District:	Rocky View County
Zoning:	DC146 (Direct Control)
Legal Description:	NE-21-23-28-W04M
Available Area:	± 21.25 acres total (± 14 acres usable area)
Lease Rate:	Market
Sale Price:	Market
Property Taxes:	\$111,046.55 (2026 est.)
Availability:	Immediate

HIGHLIGHTS

- Extremely hard compacted site
- Two access points allows for drive-through access
- Partially fenced and gated
- Access onto Glenmore Trail SE to be upgraded by Rocky View County in 2026



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**



HIGHWAY 560 INTERSECTION UPGRADES (GLENMORE TRAIL & RANGE ROAD 283/284)

Rocky View County, in partnership with the Province of Alberta, is enhancing the intersections at Glenmore Trail and Range Roads 283 and 284 (Rainbow Road) to support continued growth in the area and improve the travel experience for residents, businesses, and visitors.

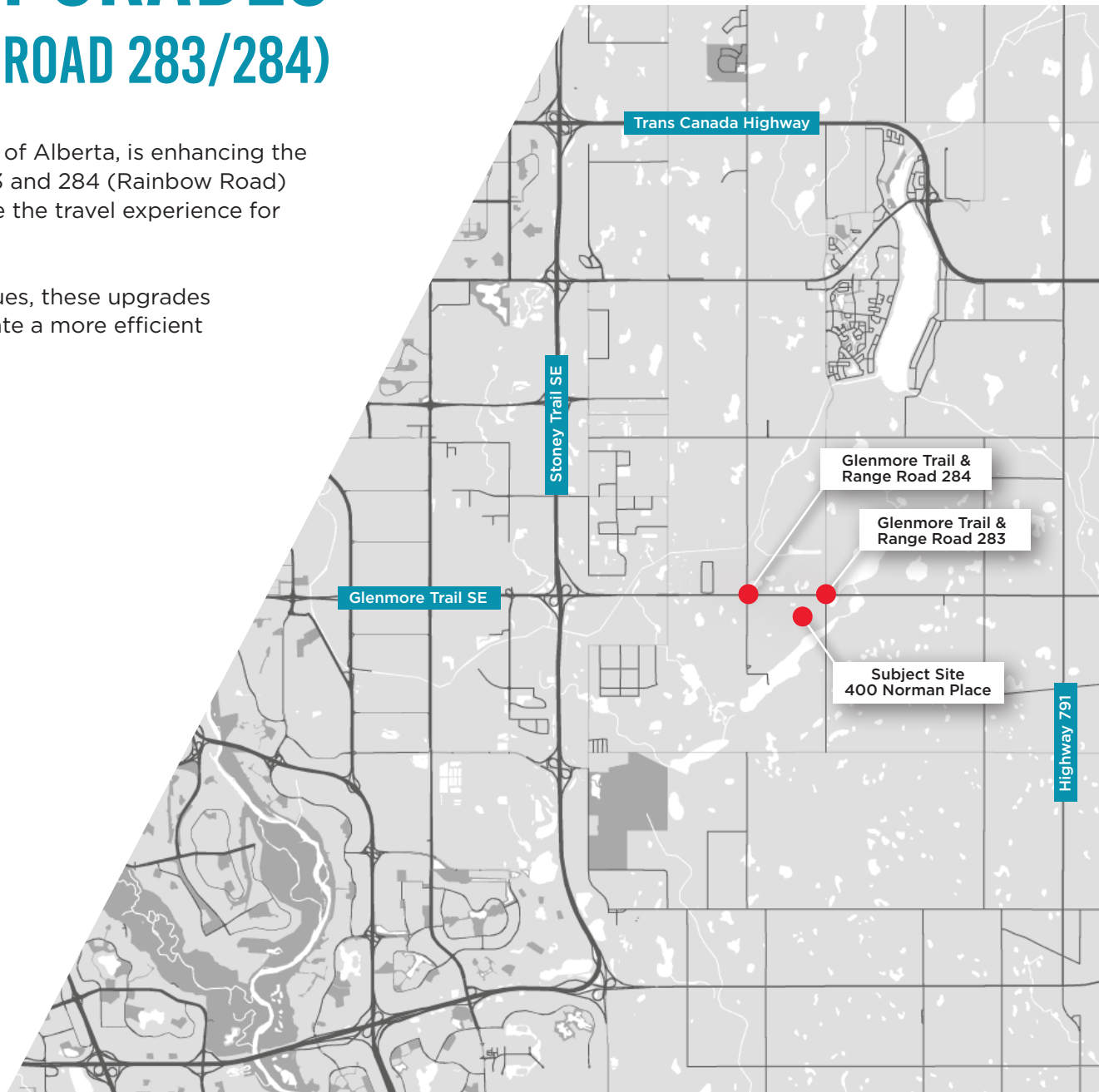
As traffic volumes increase and development continues, these upgrades will help improve safety, reduce congestion, and create a more efficient transportation corridor for the community.

PROJECT HIGHLIGHTS

- New traffic signals at both intersections
- Additional turning lanes and roadway widening
- Enhanced lighting and improved visibility
- Pavement and drainage improvements

PROJECT TIMELINE

The project is underway, with completion anticipated in Fall 2026.



LOCATION MAP



For more information, please contact:

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