

FOR SALE/LEASE

# 11000 - 114 AVENUE SE

CALGARY, ALBERTA



26.33 Acres of Net Industrial Land  
With Existing Income & Long-Term  
Development Potential



# THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to offer for sale/lease, interest in 11000 - 114<sup>th</sup> Avenue SE, Calgary, Alberta (the “Property”).

The property features a total of 96.53 acres of which there are 26.33 acres of net industrial land with 4.22 acres of this portion having been recently released for I-G designation.

Located at the SE corner of the City of Calgary limits and adjacent to the Prairie Gateway ASP, the Property boasts a major opportunity to purchase a larger parcel in a growing district with significant future density plans. The Property also includes short and long-term tenants with existing income in place.

## Submission Guidelines

Prospective purchasers are invited to submit offers to purchase the Property through Cushman & Wakefield for consideration by the Vendor. Offers will be reviewed by the vendor as received. Offers will be evaluated among other criteria based on the purchase price, purchaser’s ability and timeliness of closing, and proposed conditions, if any.

Offers are to be submitted to:

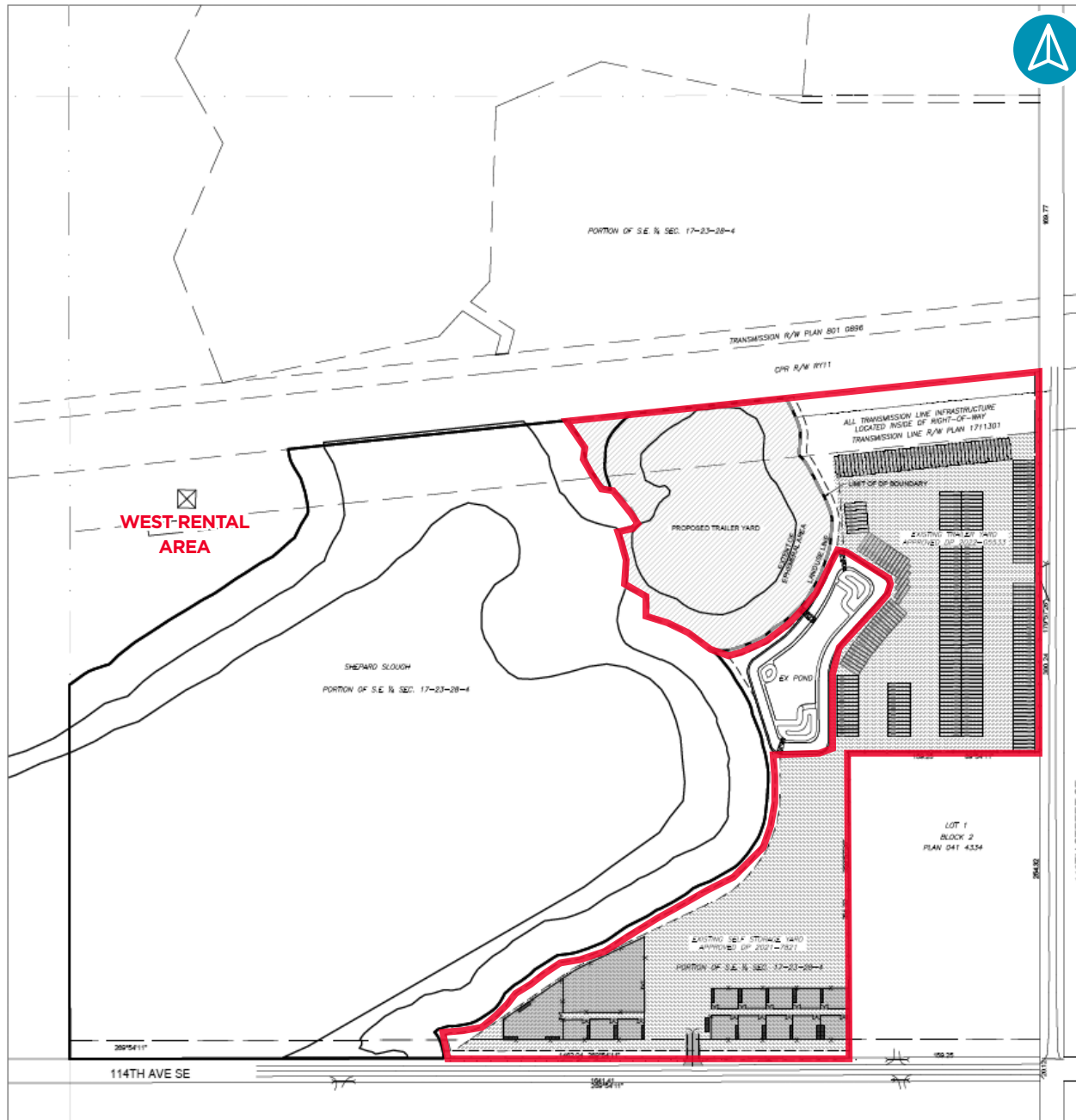
[brad.pilling@cushwake.com](mailto:brad.pilling@cushwake.com)

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|                           |   |
|---------------------------|---|
| <b>Legal Description:</b> | 4;28;23;17;SE   |
| <b>Municipal Address:</b> | 11000 - 114 Avenue SE,<br>Calgary, Alberta  |
| <b>Gross Land Area:</b>   | 96.53 acres   |
| <b>Net Land Area:</b>     | 26.33 acres   |
| <b>Frontage:</b>          | 2,000 feet along 114 <sup>th</sup> Avenue SE  |
| <b>Zoning:</b>            | I-G (Industrial General);<br>S-UN (Special Purpose - Urban<br>Nature); and<br>S-FUD (Special Purpose - Future<br>Urban Development)       |
| <b>Services:</b>          | Limited, septic and well system   |
| <b>Property Taxes:</b>    | \$94,111.90 (2025)  |
| <b>Income:</b>            | \$474,000 per annum (TBV)   |
| <b>Sale Price:</b>        | <b>\$7,800,000</b><br><br><b>\$296,240 per acre</b><br>(based on Net Acreage)<br><br><b>\$80,804 per acre</b><br>(based on Gross Acreage) |
| <b>Lease Rate:</b>        | Contact agents  |
| <b>Available:</b>         | Immediately   |



# SITE PLAN



## Breakdown of Lands\*

Gross Land Area: 96.53 acres

Net Land Area: 26.33 acres

Existing Industrial Area: 19.47 acres

Future Industrial Area: 4.22 acres  
(DP Recently released for I-G Designation)

Alta-link ROW Area: 2.64 acres

West Rental Area: 1.00 acre

Holding Pond Area: 3.08 acres

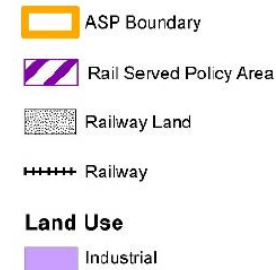
Unusable/Set Back Area: 1.61 acres

Wetlands: 64.51 acres

\*Estimates only, TBV.



# PRAIRIE GATEWAY ASP



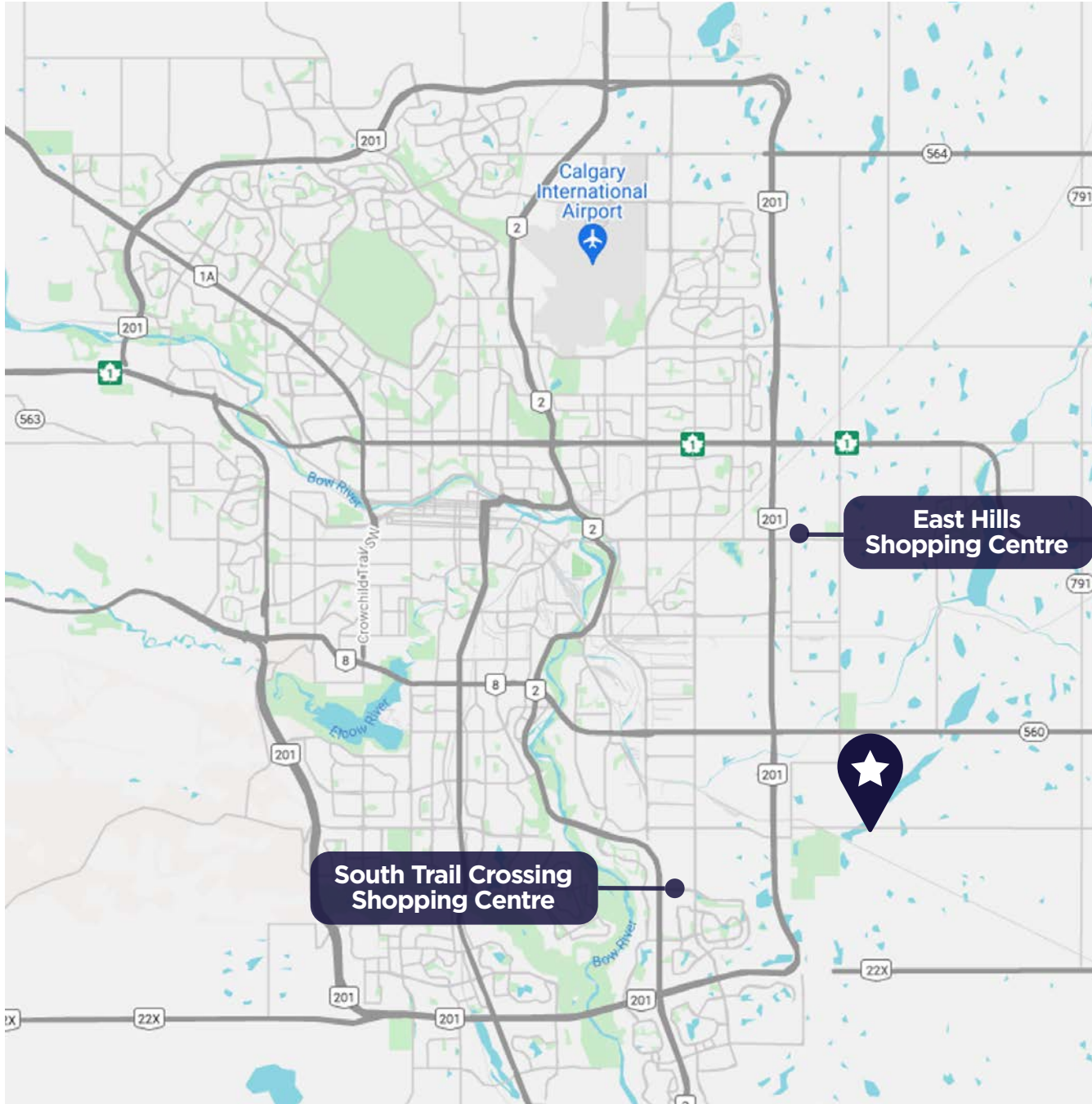
The Subject Property is strategically positioned in close proximity to the Prairie Gateway Area Structure Plan, a joint endeavor between the City of Calgary and the County of Rocky View encompassing approximately 2,241 acres of land. This plan outlines a comprehensive land use strategy aimed at fostering a substantial industrial, commercial, and employment development that is poised to transform into a premier logistics hub on a global scale. Anticipated within the Plan's boundaries is a diverse array of industrial developments. Notably, the southern region of Township Road 232 is earmarked for the emergence of large-scale rail-served facilities, capitalizing on the advantageous access and proximity to the CPKC Mainline.







# MAP OF LOCATION



**5 MINS**  
TO STONEY TRAIL

**10 MINS**  
TO SOUTH TRAIL CROSSING  
SHOPPING CENTRE

**15 MINS**  
TO EAST HILLS  
SHOPPING CENTRE

**25 MINS**  
TO DOWNTOWN

**30 MINS**  
TO CALGARY  
INTERNATIONAL AIRPORT

**35 MINS**  
TO BALZAC



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