

FOR SALE OR LEASE

# 11000 - 114 AVENUE SE

Calgary, AB

**Lead Agents:**

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**25.25 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").

This Property contains 25.25 acres of I-G zoned land, not including the 3.08 acre pond. The south section totals 11.0 acres and is fully tenanted. The north section totals 10.03 acres and is fully tenanted with an additional 4.22 acres that is also zoned I-G and ready for completion (some stripping and grading has taken place). Both sections have separate access points and are also connected internally for north/south traffic flow.

The Property currently generates approximately \$50,000 per month in rent. The tenancies are a mix of <1 year terms and longer terms. The property has a long track record of tenants and has proven to be a stable source of cash flow. This property is a great holding property as the Prairie Economic Gateway project moves towards completion in the next 5-10 years.

The 25.25 acres of I-G zoned land is part of a larger title that has 71.28 acres of S-UN (Special Purpose - Urban Nature) and S-FUD (Future Urban Development) lands that have almost no bearing on the property taxes or ownership expenses. The title reflects 96.53 acres.



# PROPERTY DETAILS

**Legal Description:** 4;28;23;17;SE

**Municipal Address:** 11000 - 114 Avenue SE, Calgary

**I-G Land Area:** 25.25 acres

**Frontage:** 2,000 feet along 114<sup>th</sup> Avenue SE

**Zoning:** I-G (Industrial General)

**Services:** Limited, septic and well system

**Property Taxes:** \$94,111.90 (2025)

**Income:** \$600,000 per annum (TBV)

**Sale Price:** \$7,800,000  
(\$308,910 per acre based on I-G acreage)

**Lease Rate:** Contact agents

**Available:** Immediately

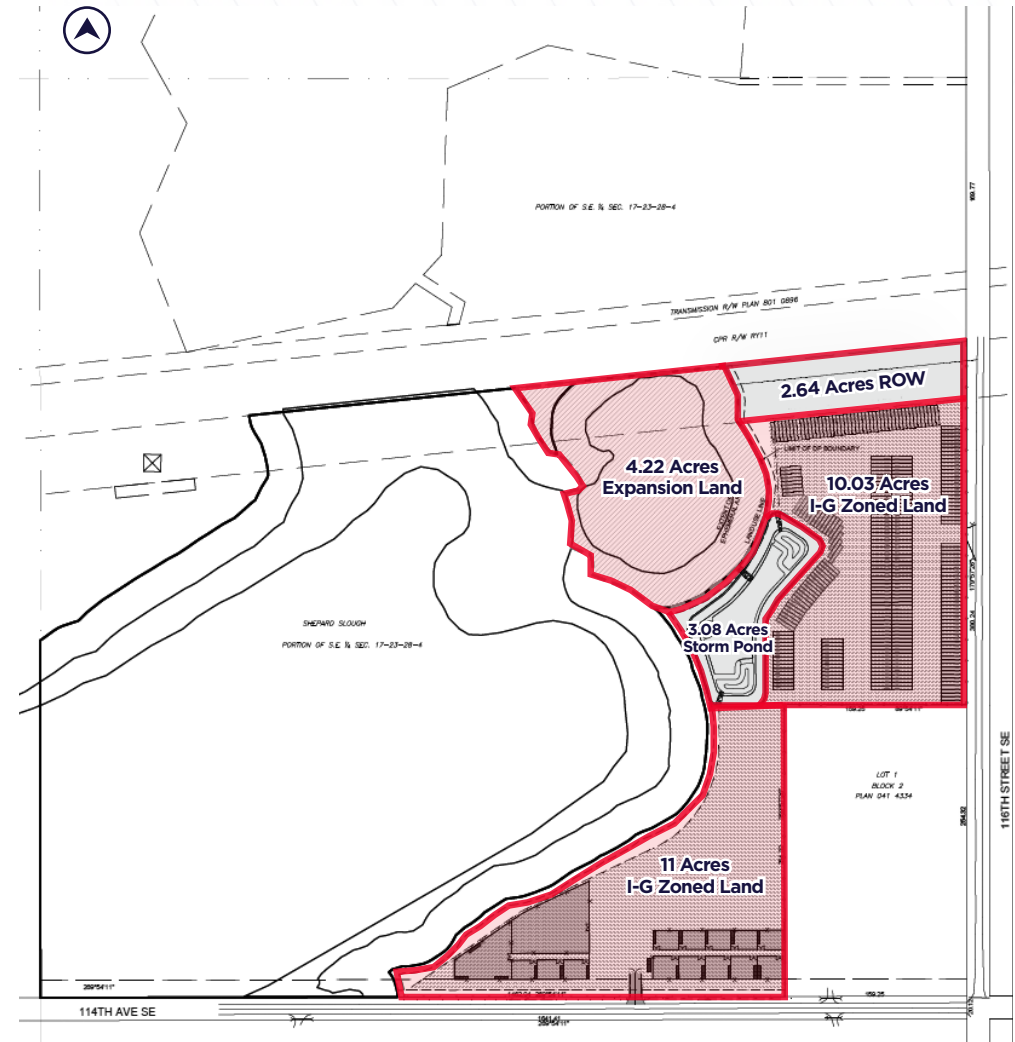
## BREAKDOWN OF LANDS

**I-G Zoned Land:** 21.03 acres (compacted and graveled)

**I-G Zoned Expansion Land** 4.22 acres (partially stripped)

**Alta Link ROW:** 2.64 acres

**Storm Pond:** 3.08 acres





# THE PRAIRIE ECONOMIC GATEWAY

The subject Property is advantageously positioned near the Prairie Economic Gateway initiative (the “Prairie Gateway”), a collaborative effort between the City of Calgary and Rocky View County focused on enabling rail-serviced industrial development and supporting economic diversification.

## LOCATION

The Prairie Gateway is situated within Rocky View County’s Prairie Gateway Area Structure Plan (“ASP”), bounded by CPKC’s Mainline to the south, Glenmore Trail to the north, Stoney Trail to the west and southeastern municipal boundary to the east.

## KEY HIGHLIGHTS

- The Prairie Gateway will serve as an industrial, manufacturing, and logistics hub in the Calgary region with proximity to two Class 1 rail lines (CPKC intermodal yard in Calgary and a CN intermodal yard in Rocky View)
- The Prairie Gateway is projected to generate over \$7 billion in economic activity and create over 30,000 jobs across the Calgary region over the next 10 to 12 years
- The ASP encompasses 2,190 acres of land
- Infrastructure delivery and site development projected to commence in 2027



 ASP Boundary

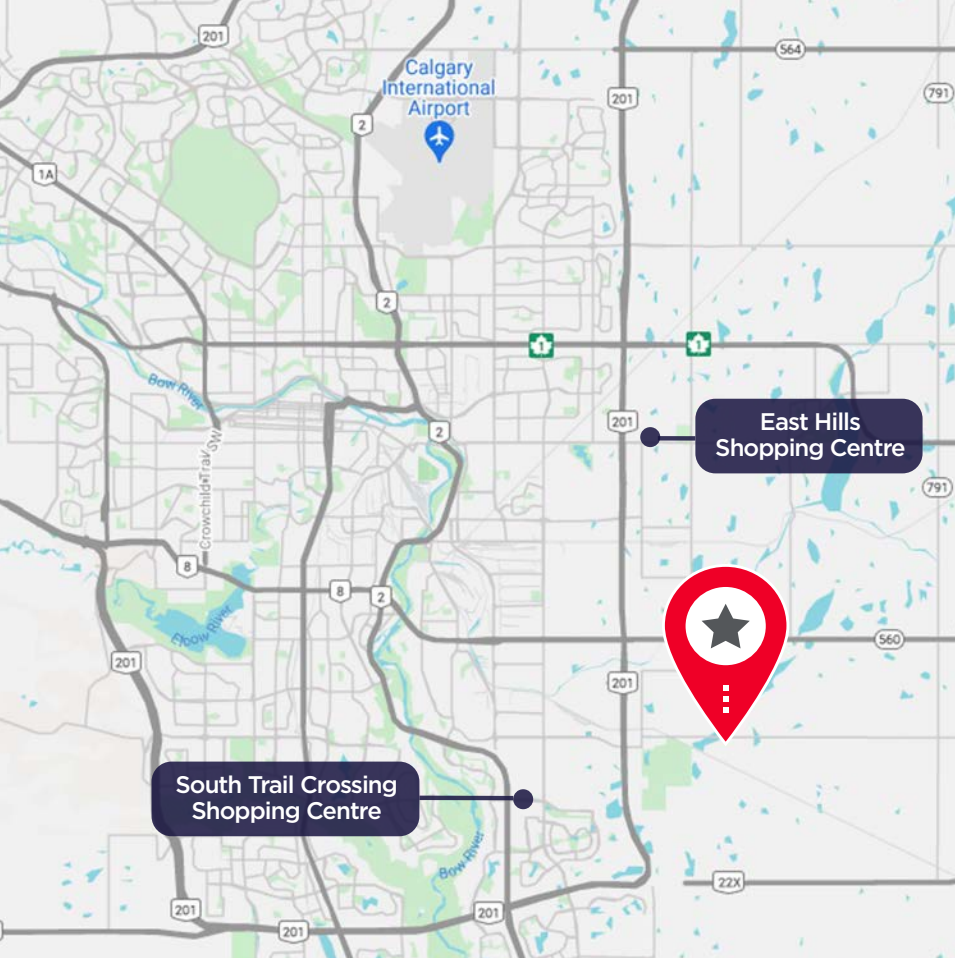
 Rail Served Policy Area

 Railway Land

 Railway

**Land Use**

 Industrial



## DRIVE TIMES (APPROX.)

**5 MINUTES** to Stoney Trail

**10 MINUTES** to South Trail Crossing Shopping Centre

**15 MINUTES** to East Hills Shopping Centre

**25 MINUTES** to Downtown Calgary

**30 MINUTES** to the Calgary International Airport

**35 MINUTES** to Balzac

### For more information, please contact:

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