

FOR SALE

4313R - 84 STREET NE

CALGARY, AB



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10.45 ACRE INDUSTRIAL SITE

THE OPPORTUNITY

Cushman & Wakefield ULC (“C&W”) is pleased to present the opportunity to purchase a ±10.45-acre industrial site located off the high-traffic Stoney Trail, between Highway 1 and McKnight Blvd.

The Subject Property comprises a fully fenced, irregularly shaped, compacted yard improved with various outbuildings. The site is zoned DC-44D2018 (Direct Control), based on Industrial Outdoor (I-O) guidelines, and offers excellent visibility from Stoney Trail.

All interested parties are encouraged to execute and return a Non-Disclosure Agreement for access to a comprehensive due diligence data room.

PROPERTY DETAILS

Municipal Address:	4313R - 84 Street NE, Calgary, AB
Legal Description:	Plan 8411222, Block 1
District:	84 th Street Corridor
Zoning:	DC-44D2018 (Direct Control) following I-O (Industrial Outdoor) guidelines
Site Size:	±10.45 acres
Improvements:	Various improvements/structures on site totaling ±7,000 square feet that require repair and maintenance
Property Taxes:	\$60,687.71 (2026)
Services:	Electricity, water & gas



INVESTMENT HIGHLIGHTS



RARE LARGE-FORMAT INDUSTRIAL LAND

At ±10.45 acres, the Subject Property is a scarce, fully serviced and fully fenced industrial-outdoor site in northeast Calgary. The compacted, operational yard offers immediate utility for a broad range of outdoor industrial and storage uses.



STRATEGIC NE CALGARY LOGISTICS LOCATION

Positioned minutes from Calgary's key transportation arteries, approximately 8 minutes to the Trans-Canada Highway and 20 minutes to both downtown Calgary and the Calgary International Airport, the Subject Property is well located to serve regional distribution, storage, and equipment operations.



STONEY TRAIL EXPOSURE

The Subject Property benefits from direct, high visibility frontage on Stoney Trail, which carries approximately 77,000 vehicles per day. The Direct Control district permits Sign Classes A through G, creating a rare signage and branding opportunity in a high-traffic corridor between Highway 1 and McKnight Boulevard NE.



RECENT ENVIRONMENTAL REMEDIATION WORK

Recent work has been completed to rectify minor items noted in a commissioned Phase I Environmental Site Assessment and confirmatory soil sampling have verified that applicable standards are met. The remediation report will be made available to interested parties upon executing an NDA.



FLEXIBLE DIRECT CONTROL ZONING

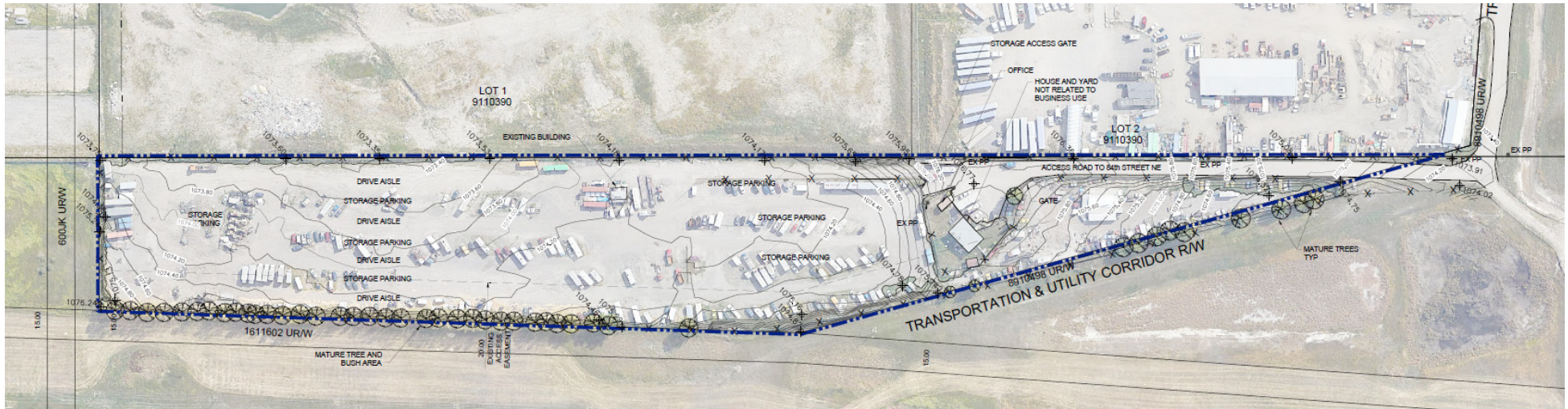
Zoned DC-44D2018 following Industrial Outdoor (I-O) guidelines, the site accommodates a wide range of revenue-generating uses, including Storage Yard, Equipment Yard, Vehicle Storage (Large and Recreational), Self Storage Facility, and Power Generation Facility, giving a purchaser meaningful optionality on use and hold strategy.



CLEAN TITLE THROUGH A COURT-ORDERED SALE

The Subject Property is offered for sale by a Court-appointed Receiver. Title will be conveyed free and clear of liens, charges and encumbrances pursuant to a Court-approved vesting order, providing purchasers with certainty of title on closing.

SITE PLAN



ZONING - DIRECT CONTROL 44D2018

This Direct Control District is intended to:

- (a) Allow for temporary uses that can be easily removed.
- (b) Provide for maximum development permit time periods of 10 years.

PERMITTED USES

- Park
- Power Generation Facility - Small
- Sign - Class A, B, C, D
- Utilities

DISCRETIONARY USES

- Custodial Quarters
- Equipment Yard
- Power Generation Facility - Medium
- Self Storage Facility
- Sign - Class E, F, G
- Storage Yard
- Urban Agriculture
- Vehicle Rental - Major
- Vehicle Storage - Large
- Vehicle Storage - Recreational
- Utility Building
- Wind Energy Conversion System - Type 1 and Type 2

SALE PROCESS

OFFERING PROCESS

A summary of the Court-approved sale process (the “**Sale Process**”), as described in the First Report of the Receiver dated April 13, 2026 (the “**First Report**”), is set out below but is provided for illustrative purposes only and parties are urged to review the specific terms of the First Report and the Order granted by the Court of King’s Bench of Alberta (the “**Court**”) approving the Sale Process (the “**Sale Process Order**”). In the event of any discrepancy between the terms set out in this teaser (the “**Teaser**”), the Sale Process Order or the First Report, as applicable, shall prevail.

Pursuant to the Sale Process Order, C&W was retained by AlixPartners Restructuring, Inc. (formerly, KSV Restructuring Inc.), in its capacity as the Court-appointed receiver and manager (in such capacity, the “**Receiver**”) of the assets, undertakings and properties of 926770 Alberta Ltd. d/b/a 84th Street RV Storage (the “**Company**”), as the sales agent, to solicit interest in the opportunity to acquire the Subject Property (the “**Opportunity**”).

The Sale Process is intended to solicit interest in, and opportunities for, a sale of the Subject Property.

BID DEADLINE

Any transaction is subject to Court approval. The bid deadline is **5:00 p.m. MT on October 2, 2026** (the “**Bid Deadline**”).

OFFER FORMAT

Prospective purchasers will be required to submit a purchase and sale agreement in the form prepared by the Receiver, together with a blackline reflecting any proposed revisions, by the Bid Deadline. The purchaser acknowledges and agrees that the property is being sold on an ‘as is, where is’ basis.

PURCHASE PRICE

The Subject Property is being offered for sale without a formal asking price.





DISCLAIMER

This Teaser has been prepared by C&W, in conjunction with the Receiver, solely for informational purposes in connection with the Opportunity and the Sale Process. This Teaser does not constitute an offer to sell or a solicitation of an offer to purchase any interest in the Subject Property or any securities.

The information contained herein is preliminary, subject to change, and does not purport to be complete. Neither C&W nor the Receiver makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Interested parties should conduct their own independent investigations and rely on their own due diligence and professional advisors.

This Teaser is provided solely for the purpose of evaluating a potential interest in the Opportunity and may not be reproduced or distributed without the prior written consent of C&W and the Receiver.

AREA DRIVE TIMES & TRAFFIC COUNT



Approx. Drive Times

8 Minutes

To Trans-Canada Highway

20 Minutes

To Downtown Calgary

20 Minutes

To Calgary International Airport



Traffic Count

Stoney Trail

52,580 vehicles per day

Township Road 250

10,000 vehicles per day

Trans Canada Highway

37,000 vehicles per day



EXCLUSIVE LISTING AGENTS:

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