

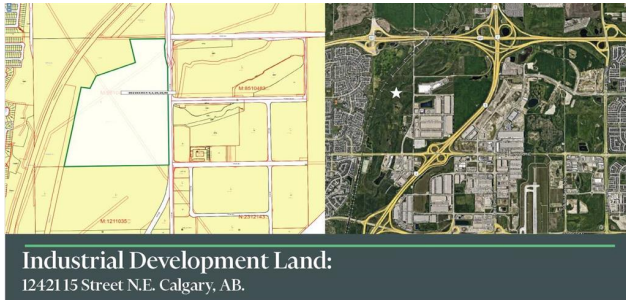


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12421 15 Street, Calgary T3K 0S9**

MLS® #: **A2186323**      Area: **Stoney 1**      Listing Date: **01/13/25**      List Price: **\$23,000,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Industrial Land**  
 City/Town: **Calgary**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **4,571,761 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**19**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

Utilities and Features

Roof:  
 Heating:  
 Sewer:  
 Ext Feat:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Construction:  
 Flooring:  
 Water Source:  
 Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple**      Zoning: **S-FUD**  
 Legal Desc:

Remarks

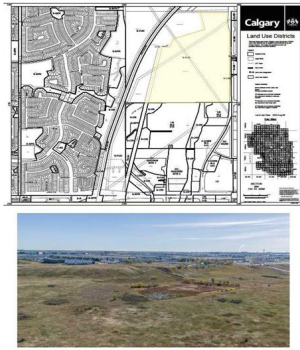
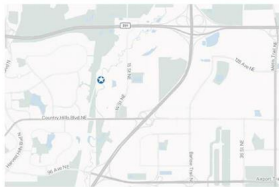
Pub Rmks: **A strategic and rare, future industrial development parcel, located in north Calgary. The parcel is approximately 104 acres in area and is located immediately north of Country Hills Blvd and west of Deerfoot Trail. As such the Property is close to both the Calgary International Airport and the Regional Roadway Network. Future development certainty is provided through the approved Stoney Industrial Area Structure Plan. Land offerings like this are rare in Calgary, given the growth that has occurred in the area surrounding the airport over the past 10 years and with the strength of the industrial market in Calgary. This is wildly expected to continue and new development opportunities will be in short supply.**

Inclusions: **NA**  
 Property Listed By: **RE/MAX Realty Professionals**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

### Property Details

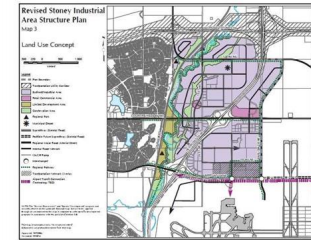
**Property Address:** 12421 15 Street NE, Calgary, AB.  
**Area:** 104.5 Acres  
**Legal Description:** Ptn. NE ¼-26-25-1-5  
**Land Use Designation:** Suburban Future Development (S-FUD)  
**Area Structure Plan:** Revised Stoney Industrial Area Structure Plan



### Area Ownership



### Revised Stoney Industrial Area Structure Plan



### Gross Developable Area (GDA)

The Property is likely to be subject to future Environment Reserve Dedications in regard to the escarpment areas and setbacks from Nose Creek.

