FOR LEASE:

147 Acres Of Land

272256 Dickson Stevenson Trail NE Airdrie



Property Details



Prime Airdrie commercial/industrial land for lease Alberta Township System: NE 1/4 - 13 - 27 - 1 - W5 Lease Rate: \$1.00 per/sq ft. Includes

stripping, grading, access roads and power. Gravel & fencing negotiable at additional cost.

Lease Term: Minimum 3 years.

Land Use: General Agriculture Interim Commercial

(Temporary Development Permit 10 yrs)

As per the City of Airdrie Discretionary Land Use

Highlights

This rare lease offering is one of the few opportunities to establish your business on a major highway within the City of Airdrie.

High Exposure Property

- QE II highway frontage exposure
- QE II traffic count is over 33,000 AADT

Property access

- Ease of access from Dickson Stevenson Trail / RR 10.
- Directly adjacent to Business and Residential Properties.
- Property is located between the QE II and Highway 2A

Lease Contacts

Ivan Stark

Associate

403.835.3676

Ivan@lbhrealty.com

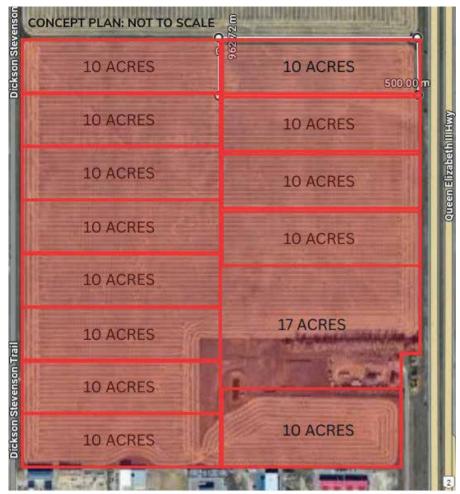
Dylan Pritchard

Associate

403.831.5060

Dylan@lbhrealty.com

Site Plan



10 Acres plus parcels available (size negotiable).

Discretionary Land Uses

Animal Service Farmers Market Garden Centre Greenhouse

Discretionary Land Uses- Interim Commercial*

Heavy Vehicle Sales and Leasing
Indoor Recreation
Industrial Service and Sales
Outdoor Recreation Facility
RV Storage
Storage Facility, Outdoor
Temporary Storage
Vehicle Sales and Leasing
Special Recreation Facility
Storage Facility, Public

*see City of Airdrie Land Use Bylaw B-01/2016 for comprehensive lists





5218 – 86 Avenue S.E. Calgary AB T2C 4L7 403.700.7311 Bruce Hubbard, Broker bhubbard@lbhrealty.com 403.540.7176

