

# 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

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# 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*



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