



## PRIME AIRDRIE LAND FOR SALE

272256 Dickson Stevenson Trail NE  
Airdrie

**147** acres

**Bruce Hubbard**

Broker

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# LB HUBBARD

realty group

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## PROPERTY INFORMATION

**PROPOSED ZONING:**  
Commercial/Light Industrial  
(subject to ASP approval)

**AVAILABLE FOR SALE:** 147 Ac. of Land

**AVAILABILITY:** June 1, 2026

**PRICE:** \$16,905,000.00

**PROPERTY TAXES:** \$4,143.84 (2025)

### DETAILS:

Prime Airdrie commercial/industrial land  
NE 1/4 - 13 - 27 - 1 - W5

**Land Use:** General Agriculture  
Interim Commercial  
(Temporary Development Permit 10 yrs,  
All Uses Discretionary)

This is a rare opportunity to own commercial development land within Airdrie city limits and also have frontage to a major highway.

### Current Revenue Streams (per year)

- Digital billboard: \$25,000 +/-
- Farming operation: \$11,000 +/-
- Trailer/homestead lease: \$12,000 +/-

### High Exposure Property

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

### Features

- Ease of access from Dickson Stevenson Trail / RR 10.
- Adjacent to the Gateway Retail Centre and residential subdivisions.
- Located between the QE II and Highway 2A

