



## PRIME AIRDRIE LAND FOR SALE

272256 Dickson Stevenson Trail NE  
Airdrie

**147** acres

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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)

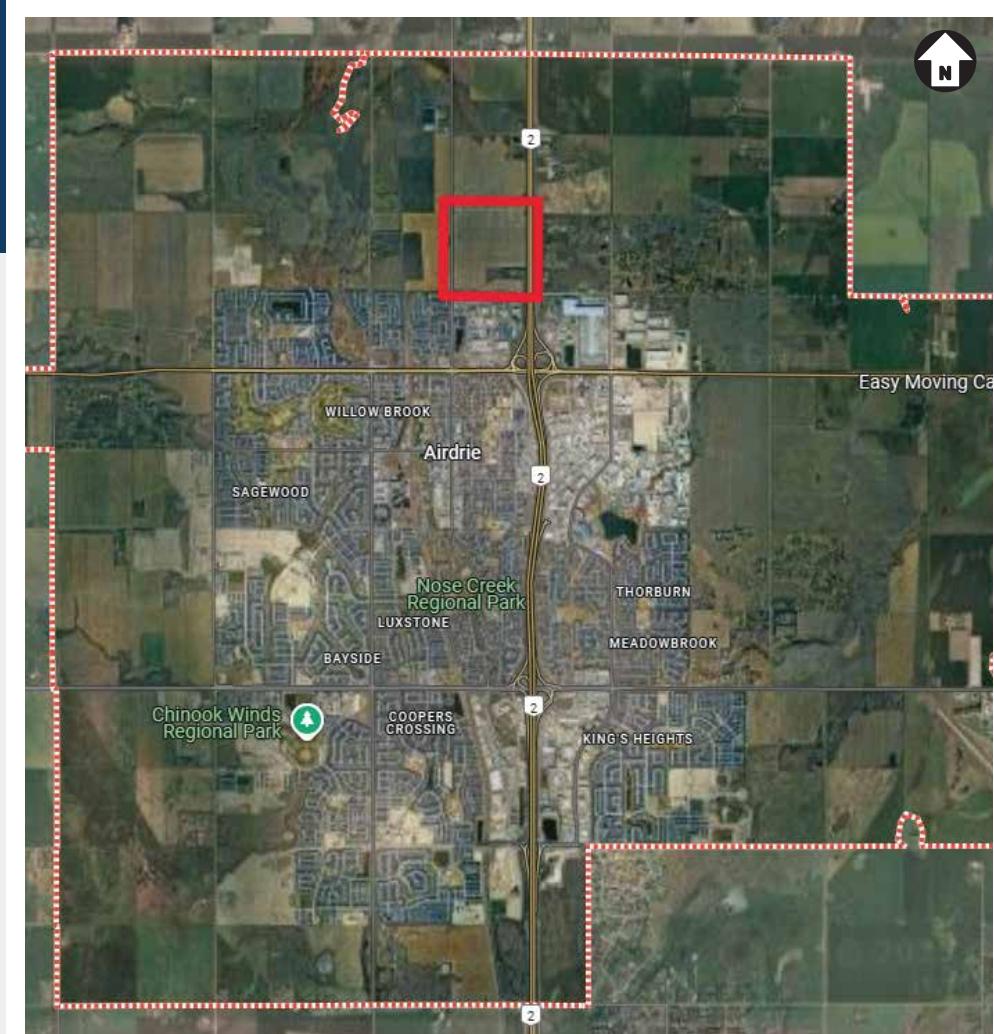
- Digital billboard: \$25,000 +/-
- Farming operation: \$11,000 +/-
- Trailer/homestead lease: \$12,000 +/-

### 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



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