

FOR SALE

±1 to ±3.01 Acres of Industrial Land with High-Exposure
2525 49 Avenue SE, Calgary, AB T2B 0M6 | Valleyfield

OPTION	SIZE	PRICE
LOT A	±1.00 Acre	\$1,300,000
LOT B	±1.00 Acre	\$1,250,000
LOT C	±1.01 Acre	\$1,300,000
LOT A - C	±3.01 Acres	\$3,400,000

LOT A
±1.00 AC

LOT B
±1.00 AC

LOT C
±1.01 AC

±1 to ±3 Acres of Industrial Land with High-Exposure
2525 49 Avenue SE, Calgary, AB T2B 0M6 | Valleyfield



OPPORTUNITY OVERVIEW

NAI Advent is pleased to present a unique offering in Calgary's Valleyfield district — a central industrial hub with excellent connectivity. Comprised of three ±1-acre lots, the site provides flexible options for owner-users or developers seeking a prominent location with dual access and strong exposure along Barlow Trail SE. The property is well-positioned to accommodate a wide range of industrial or limited commercial uses. A clean 2023 environmental report supports immediate development potential. The full ±3-acre parcel is available for immediate possession, while possession timing for individual lots will be determined once subdivision is finalized.

OFFERING SUMMARY

LEGAL ADDRESS	Plan 2312437, Block A, Lot 43
AVAILABLE AREA	±1 to ±3.01 Acres total
ZONING	I-G (Industrial General) (potential for rezoning)
ENVIRONMENTAL	Clean report as of Oct 6, 2023 (Phase I)
SERVICES	Fully serviced
PROPERTY TAXES	\$13,533.73 per lot (2025)
SALE PRICE	Option 1: Lot A (±1 acre) - \$1,300,000 Option 2: Lot B (±1 acre) - \$1,250,000 Option 3: Lot C (±1.01 acre) - \$1,300,000 Option 4: Lots A-C (±3.01 acre) - \$3,400,000

For more information,
please contact:



Tyler Guluche
+1 403 404 8735
tguluche@naiadvent.com



Max Wilcox
+1 403 607 6304
mwilcox@naiadvent.com



DEMOGRAPHICS & ACCESSIBILITY

Positioned in a strategic Southeast Calgary location, these three ±1-acre lots are surrounded by a strong and growing residential and employment base. Within a 5 km radius, the area boasts over 79,000 residents and 33,000 households, with an average household income nearing \$96,000. A healthy mix of younger and established demographics — including 42% of residents holding a university or college credential — make the surrounding market both diverse and workforce-ready.

These properties are exceptionally well-suited for commercial development, supported by over 6,600 businesses and 104,000 daytime employees within the 5 km catchment. Accessibility is further enhanced by major routes surrounding the subject property — including Barlow Trail, Peigan Trail, and Deerfoot Trail — and high daily exposure coming from Barlow Trail SE (46,247 vehicles/day), 50 Avenue SE (35,185 vehicles/day), and 25 Street SE (8,029 vehicles/day).



79,136
RESIDENTS
WITHIN 5KM



\$95,965
AVG HOUSEHOLD
INCOME



162,370
DAYTIME
POPULATION



2.5% / YEAR
ANNUAL GROWTH
(POPULATION)



89,000+
VEHICLES / DAY
DIRECT EXPOSURE

For more information,
please contact:

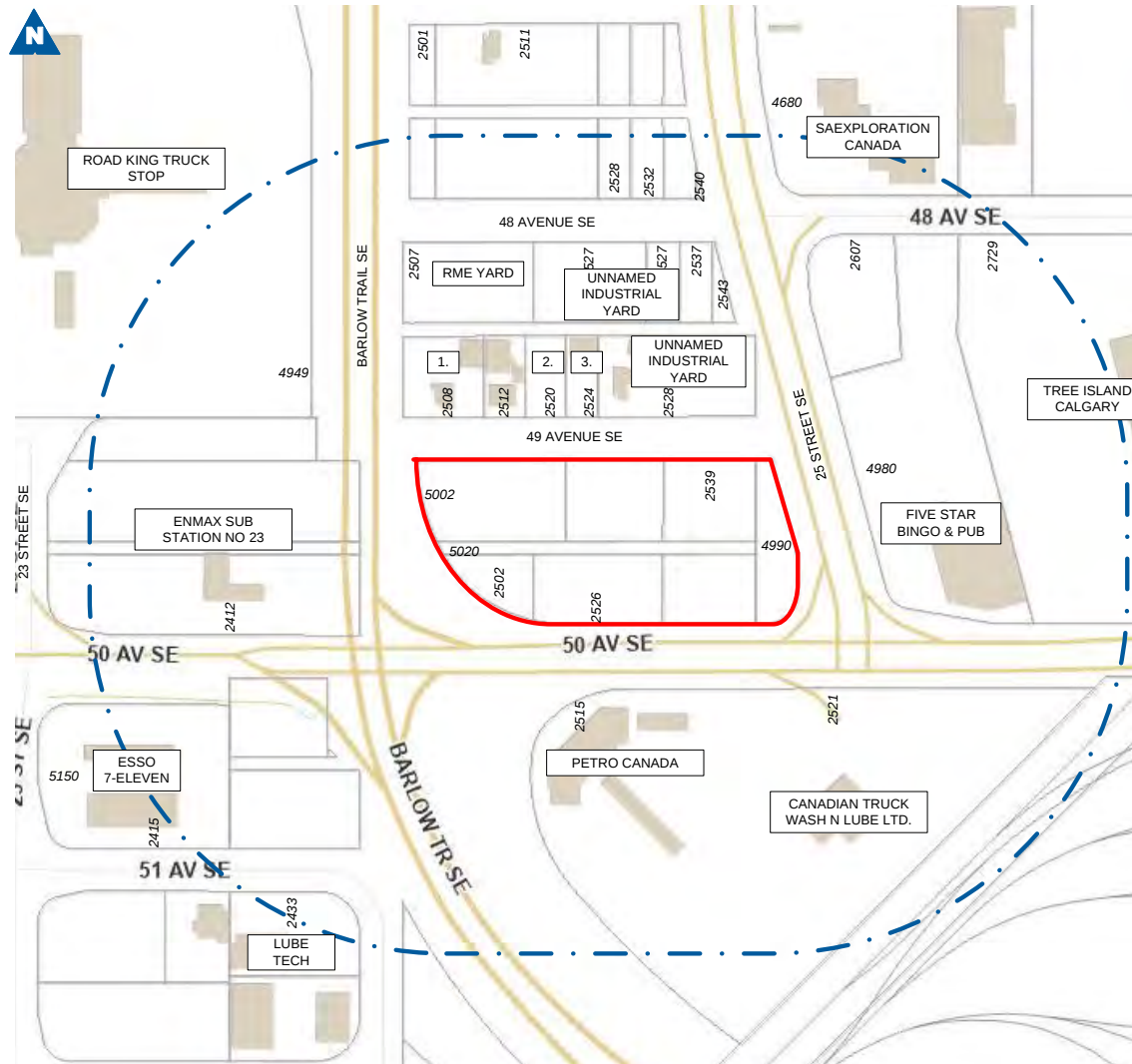


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AREA PLAN



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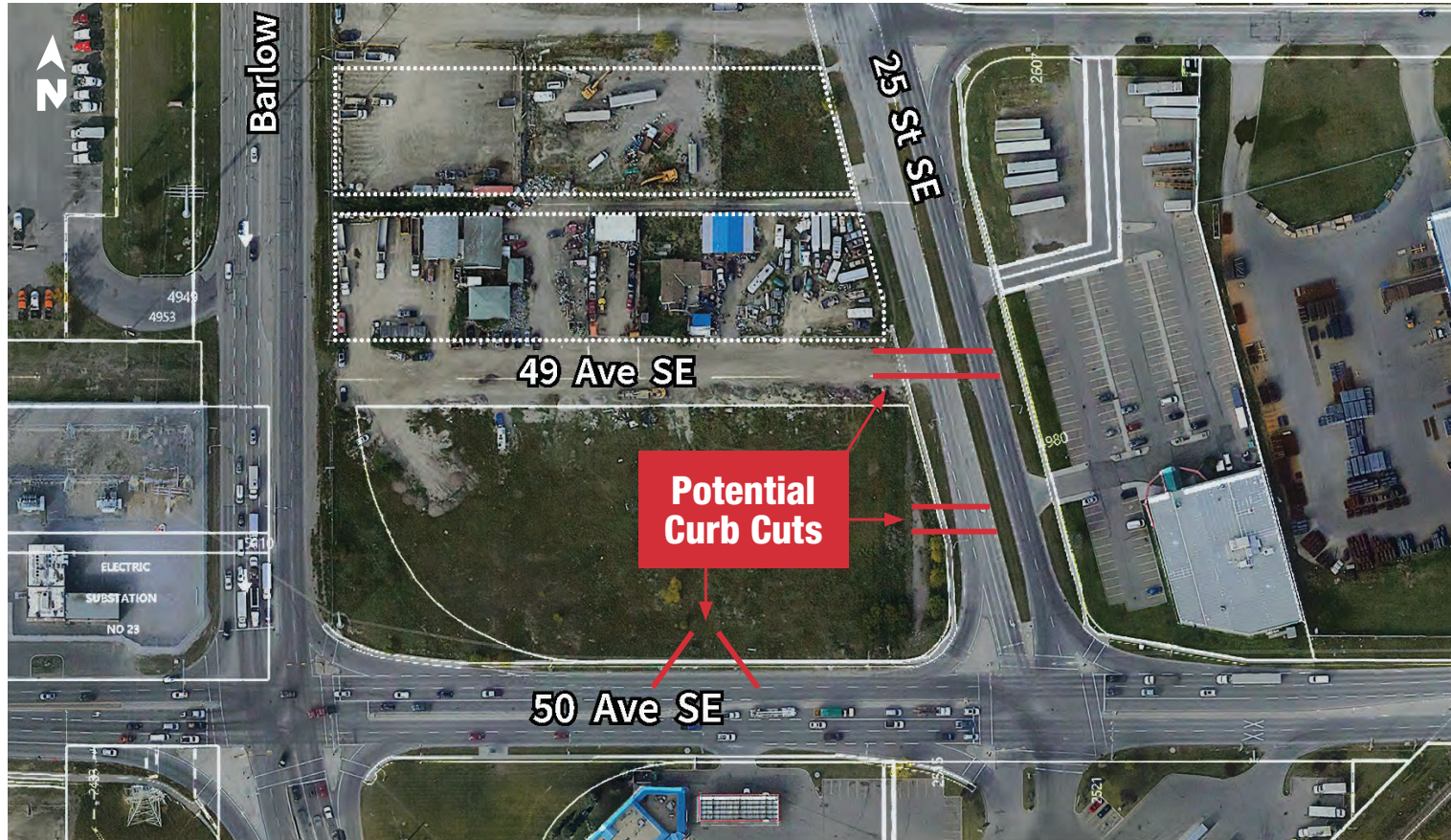


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POTENTIAL CURB CUTS FOR PROPERTY



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