

AVISON
YOUNG

244022

84 STREET NE

Rocky View County, AB

JUDICIAL SALE

244022
84 STREET NE
Rocky View County, AB

GET MORE INFORMATION

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SITE AREA	±120.74 acres ±5,259,434 SF
DEVELOPMENT POTENTIAL	I-G (Industrial General)
ZONING	Agricultural – General District (A-GEN)
LEGAL DESCRIPTION	Meridian 4, Range 28, Township 24, Section 30, SW Quarter

PROPERTY HIGHLIGHTS



EXCEPTIONAL SCALE & STRATEGIC POSITIONING

A ±120.74-acre landholding offering significant flexibility for future industrial, commercial, or mixed-use development.



FUTURE INDUSTRIAL DEVELOPMENT OPPORTUNITY

Located within the Conrich Area Structure Plan, with a planning application contemplating industrial use across a significant portion of the site.



STRONG INDUSTRIAL & LOGISTICS MARKET

Positioned within the Calgary–Rocky View County industrial corridor, benefiting from strong regional connectivity and demand for large-scale industrial land.



PROMINENT 84 STREET NE EXPOSURE

Good frontage and exposure along 84 Street NE, supporting future commercial or industrial uses.



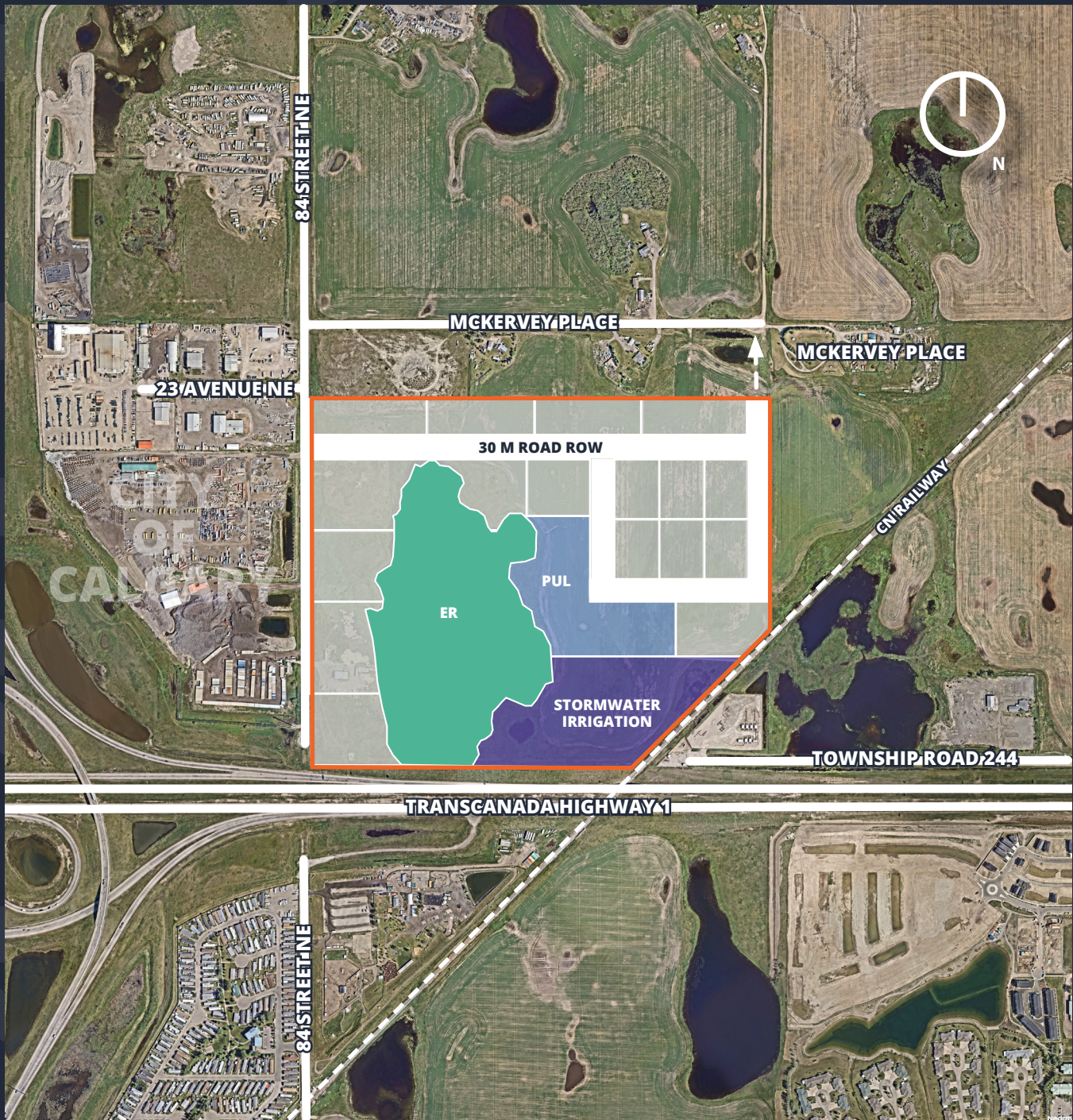
LARGE-SCALE LAND OPPORTUNITY

A sizeable development parcel combining strong location, planning potential, and road exposure within the Calgary region's growing industrial market.



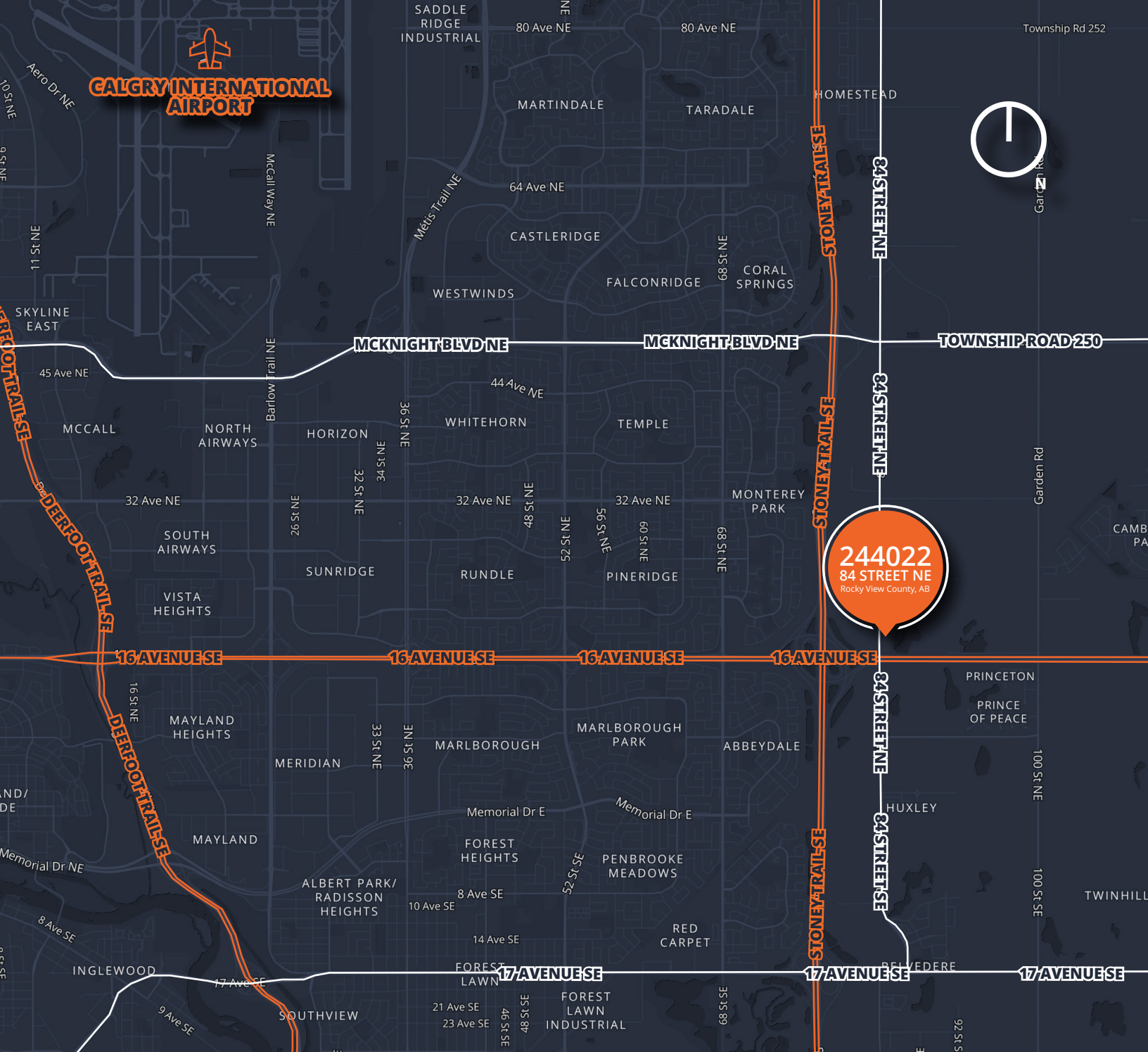
CONRICH GATEWAY BUSINESS PARK - PLAN

JUDICIAL SALE



LEGEND

- Cell #1 Area
- Industrial Lots
- Crown-Claimed Wetland (ER)
- Public Utility Lot (PUL)
- Private Irrigation Area



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