

City of Calgary

City of Airdrie

Highland Industrial Park

Range Rd 291

Hwy 567 NE | Veterans Boulevard

FURTHER REDUCED PRICE!

N



Future Industrial Development Land East Points Area | Airdrie, AB

80 Acres

**For
Sale**

Property Information

Address: 272026 Range Road 291 NE

Legal: Meridian 4 Range 29 Township 27 Sction 13

District: City of Airdrie, within East Points Area Structure Plan

Zoning: Farmland (Current)

Future Land Use: ASP outlines future uses as Light Industrial/Office/Employment along Veteran's Blvd, and Medium Industrial on north half of site

Site Size: 80 acres

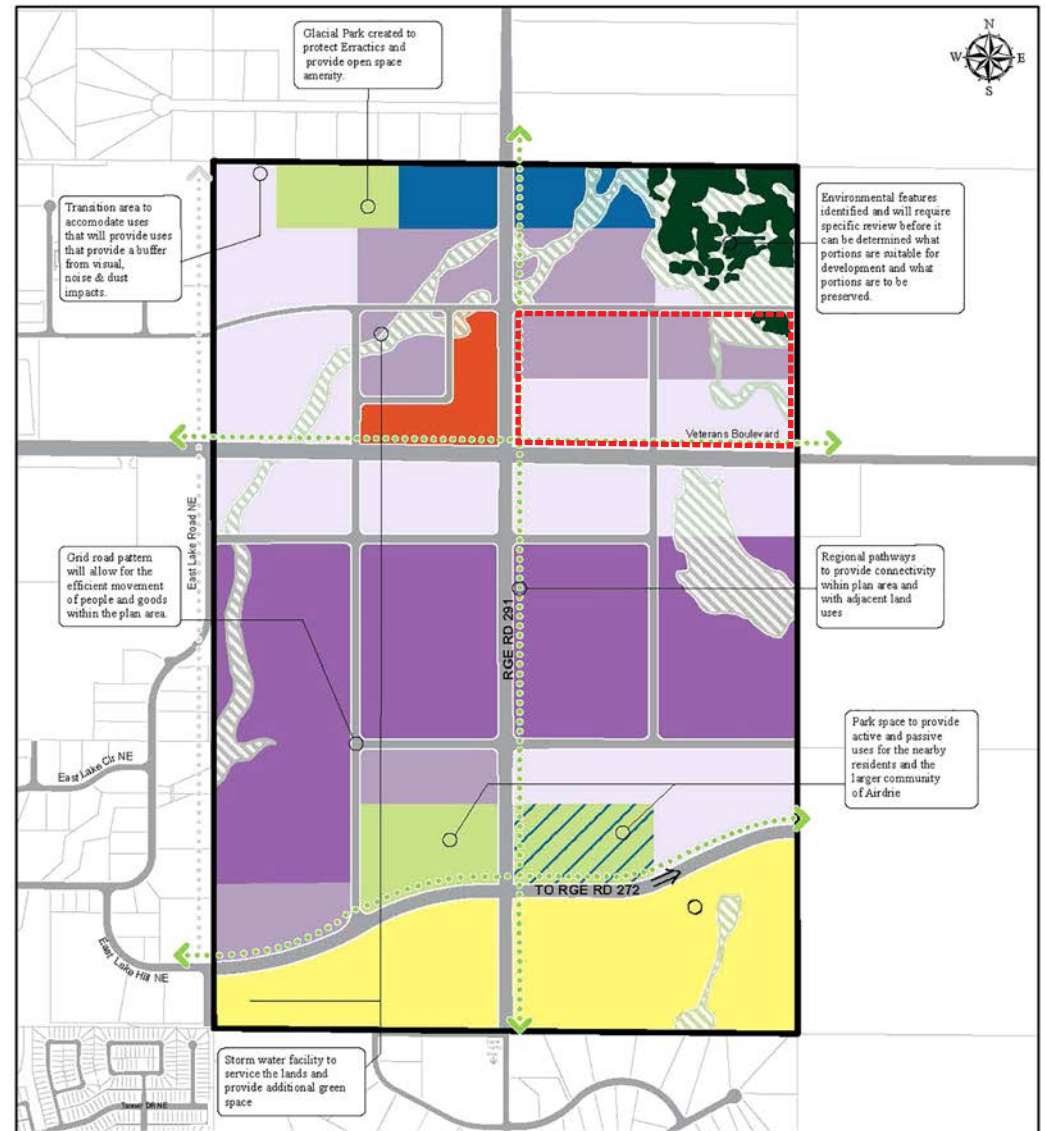
Improvements: Farmhouse and garage on west side of site rented to tenant

Property Taxes: \$3,343.65 (2022)

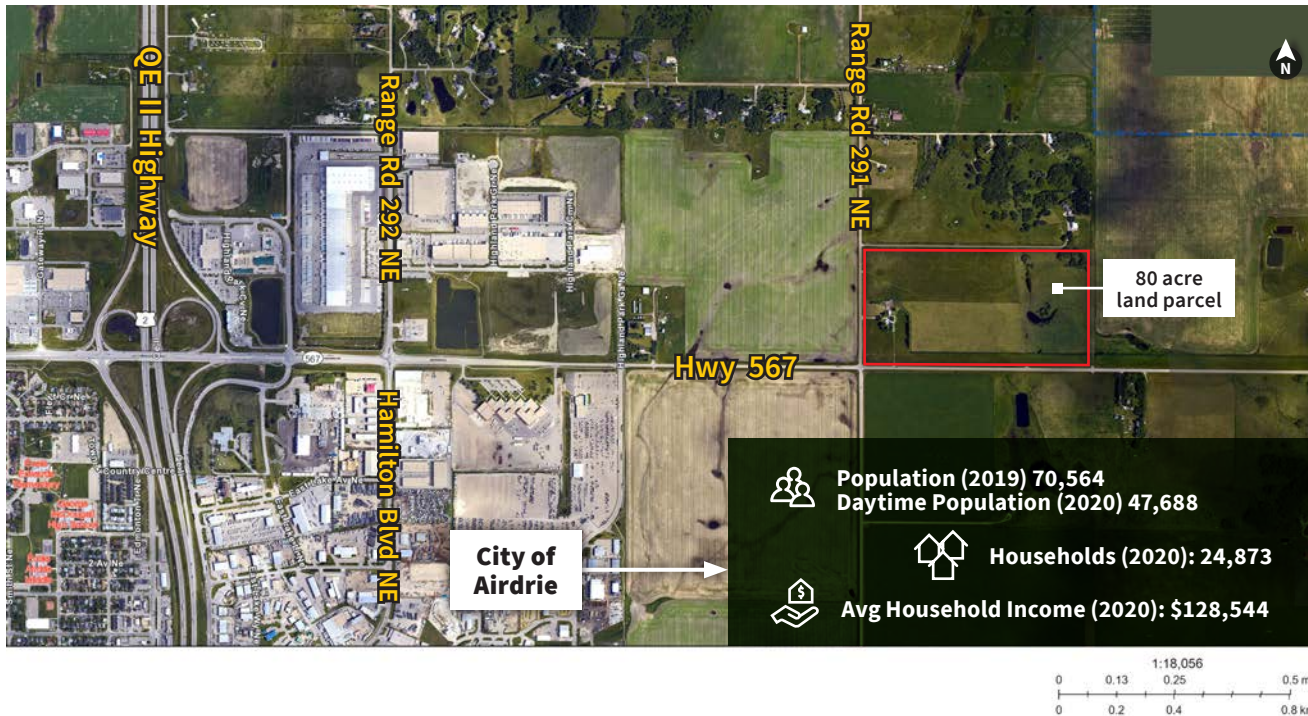
Sale Price: \$6,160,000 (\$77,000 per acre)
\$5,350,000 (\$66,875 per acre)
\$4,950,000 (\$61,875 per acre)

Available: Immediately

Figure 3 – CASP Concept Overview



NOTE: ALL NATURAL FEATURES MAPPED WERE IDENTIFIED THROUGH DESKTOP ASSESSMENT ONLY. FIELD VERIFICATION IS REQUIRED TO CONFIRM LOCATION AND TYPOLOGY



Located in Airdrie, one of Alberta's fastest growing cities with a population of 77,000 in 2021 which has increased 20.3% in the last 5 years. Airdrie is part of the Calgary census metropolitan area of over 1.5 million and a member of the Calgary Regional Partnership. Projected population growth in Airdrie is expected to reach 90,000 by the year 2027. The Lands are situated along Veterans Boulevard and provide direct access to Veterans Boulevard traffic interchange with convenient access to Highway 2.

East Points Conceptual Area Structure Plan

The vision of the East Points CASP is to create a highly attractive business industrial park which supports the natural environment and encourages sustainable economic growth for the City of Airdrie. The subject lands are located in Phase 2 of the East Points CASP. Light industrial areas will accommodate business industrial uses in an urban form and exhibit a high standard of building design, streetscapes and landscaping. Medium industrial areas provide a range of uses, such as warehousing, manufacturing, fabrication and storage, that typically require larger land parcels with a lower intensity. Office and Employment areas should be planned to create a campus-style environment that uses open spaces, natural features and multimodal pathway systems to create cohesive places of employment

Transportation Routes & Infrastructure

By Air →
 15 minutes to Calgary International Airport.

By Highway →
 Airdrie is on the CANAMEX Highway linking Alaska and Mexico.

By Rail →
 Access to CN and CP rail services.
 Airdrie is 30 km from CN's new 680-acre Calgary Logistics Park in Conrich.

Contact Us For More Information

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