

Rate reduced – now \$0.90 psf

Free rent for the first 12 mo

**5.34 acres**

Calgary Rotary  
Challenger Park

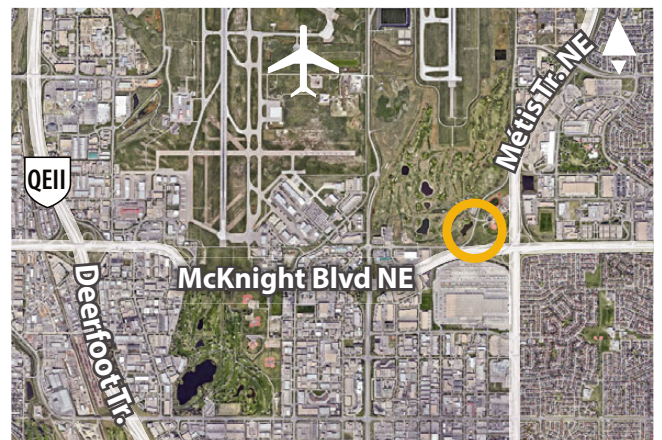
Métis Trail NE

McKnight Blvd NE

## DEVELOPMENT LAND FOR LEASE

**3688 48 Avenue NE, Calgary**

» Great exposure to Métis Trail NE and McKnight Boulevard NE.



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
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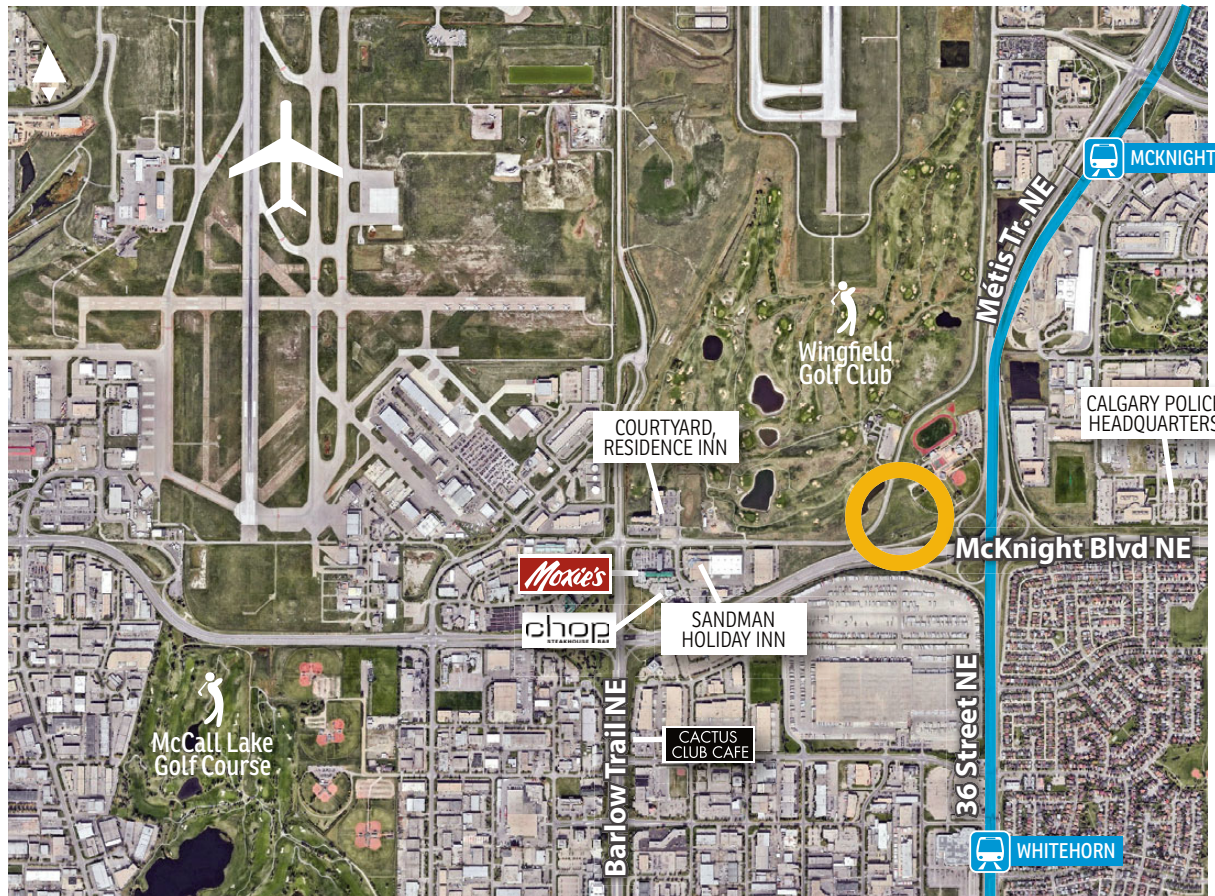
**BARCLAY  
STREET**  
REAL ESTATE  
LOCAL EXPERTISE MATTERS

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

CELEBRATING

**50**  
YEARS

1973-2023



- » Great exposure to Metis Trail NE and McKnight Boulevard NE
- » Close proximity to the Calgary International Airport and numerous amenities
- » Potential to leverage off Calgary Rotary Challenger Park
- » Easy access to Barlow Trail NE

- » Quick turnaround for permit approvals

## LEASE INFORMATION

LOCATION: 3688 48th Avenue NE, Calgary

DISTRICT: Airport

SITE AREA: 5.34 acres

ZONING: Airport Recreational and East Airfield Light Industrial

LAND: Unimproved

SERVICES: Full City services

LEASE TERM: Up to 2071

LEASE RATE:

» ~~\$1.20~~ \$0.90 per sq. ft. **RATE REDUCED**

» Free rent is now inclusive of the first 12 months of the lease term



## PERMITTED USES

- Agriculture
- Ancillary retail - manufacturing
- Ancillary retail - non-manufacturing
- Athletic and recreational facilities
- Auction halls
- Auto body and paint shops
- Automotive sales and rentals
- Automotive services
- Automotive specialties
- Billiard parlours
- Cleaning, servicing, testing or repairing
- Crematoriums and columbariums
- Custodial quarters
- Emergency response services
- Essential airport services
- Financial Institutions
- Golf courses and driving ranges
- Government agencies
- Grocery stores
- Laboratories
- Manufacturing, fabricating, processing, assembly, disassembly, production of materials, goods or products
- Mechanical reproduction and printing establishments
- Meteorological installations
- Movement or storage of materials, goods or products
- Navigational aid facilities
- Nurseries and greenhouses
- Offices
- Parks and recreation areas
- Private clubs and organizations
- Private clubs and organizations related to airport activities
- Public and quasi-public buildings
- Radio and television studios
- Recreational and commercial vehicle repair, service, sales and rental
- Utilities
- Veterinary clinics
- Veterinary hospitals
- Warehouses

## DISCRETIONARY USES

- Amusement arcades
- Bottle return depots
- Drinking establishments
- Entertainment establishments
- Farmer's markets and flea markets
- Intensive agricultural uses
- Kennels
- Liquor stores
- Nurseries and greenhouses
- Production, processing, movement or storage of materials, goods or products.
- Restaurants
- Warehouse stores

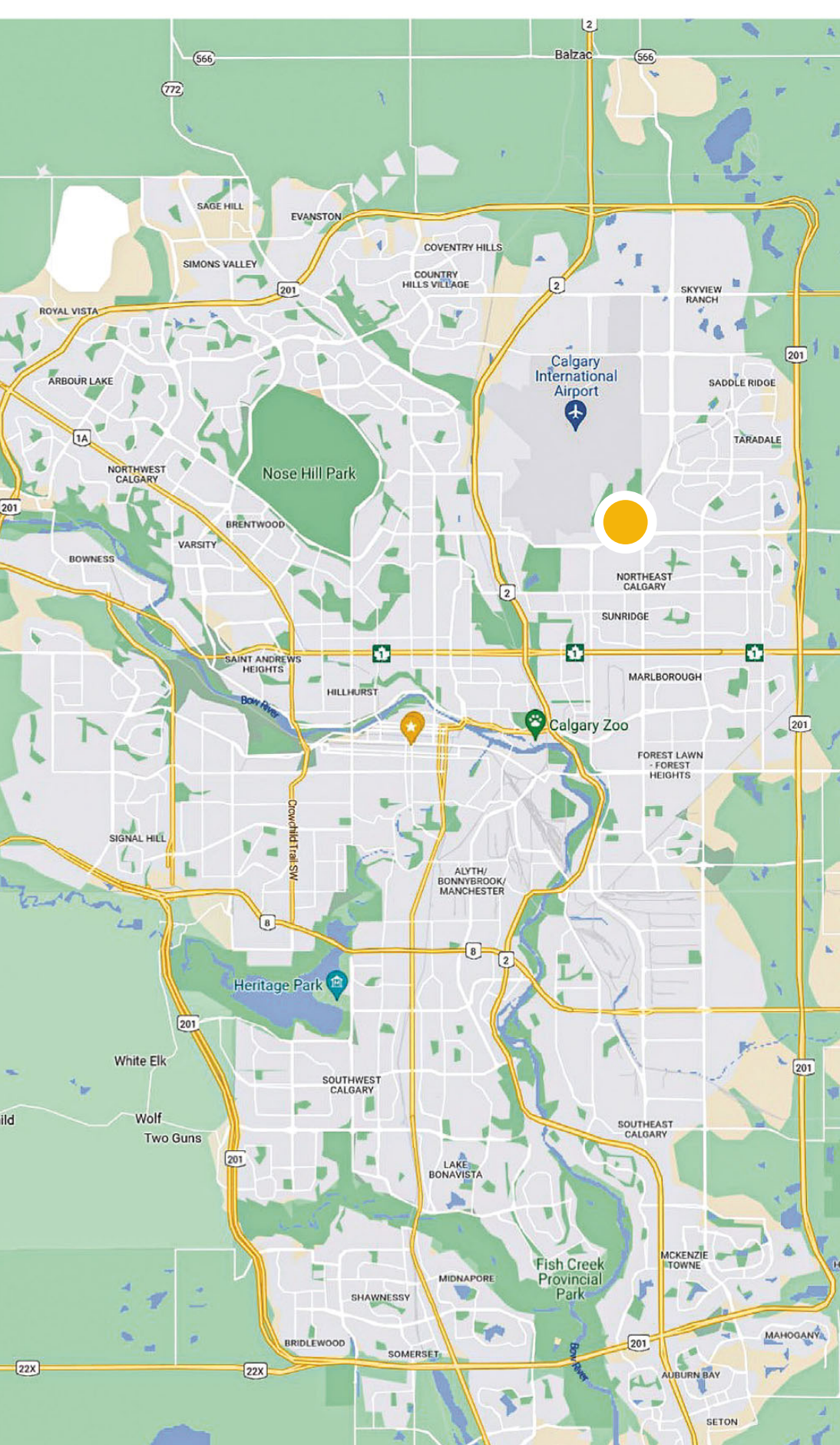
## PROHIBITED USES

- Residences
- Schools
- Day cares
- Medical care facilities
- Halls and auditoriums
- Places of worship
- Outdoor exhibitions and fairgrounds
- Outdoor spectator entertainment/sport facilities
- Campgrounds



### EXAMPLE OF POTENTIAL DEVELOPMENT

This is provided for illustration purposes only, to show the scale of what size of development could fit on the site



## DRIVING DISTANCES

**8 minutes**  
To Deerfoot Trail

**8 minutes**  
To Stoney Trail NE

**10 minutes**  
To Trans-Canada Highway

**16 minutes**  
To Downtown Calgary

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LOCAL EXPERTISE MATTERS

