

5.34 acres

UNCONDITIONALLY
LEASED

Calgary Rotary
Challenger Park

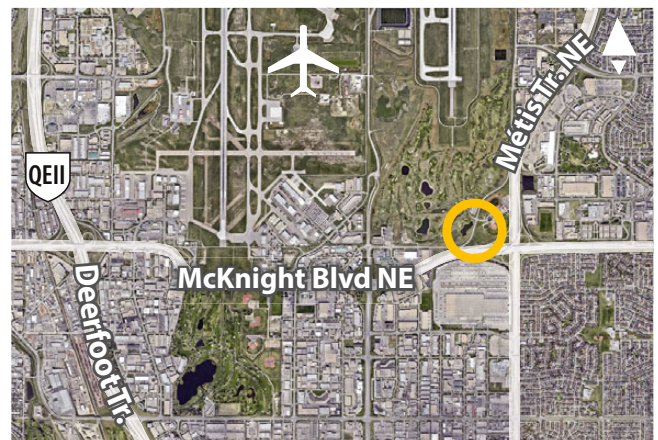
Métis Trail NE

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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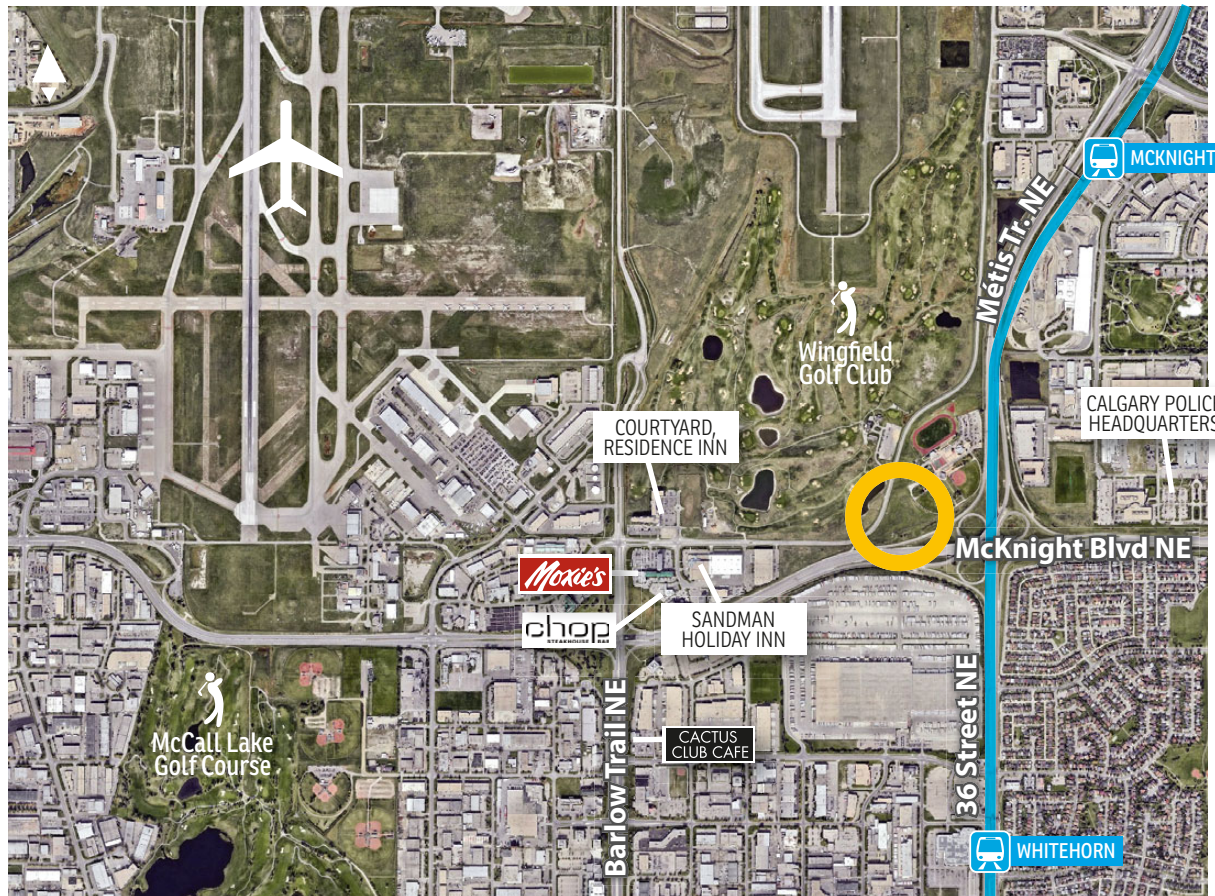
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**BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



- » Great exposure to Métis 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 **UNCONDITIONALLY LEASED**

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.

» 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

16 minutes
To Downtown Calgary

