

FOR SALE OR LEASE

433

Exploration Avenue SE
CALGARY | AB

4.78 Acres of Industrial Land for Sale or Lease in the Shepard Industrial Park

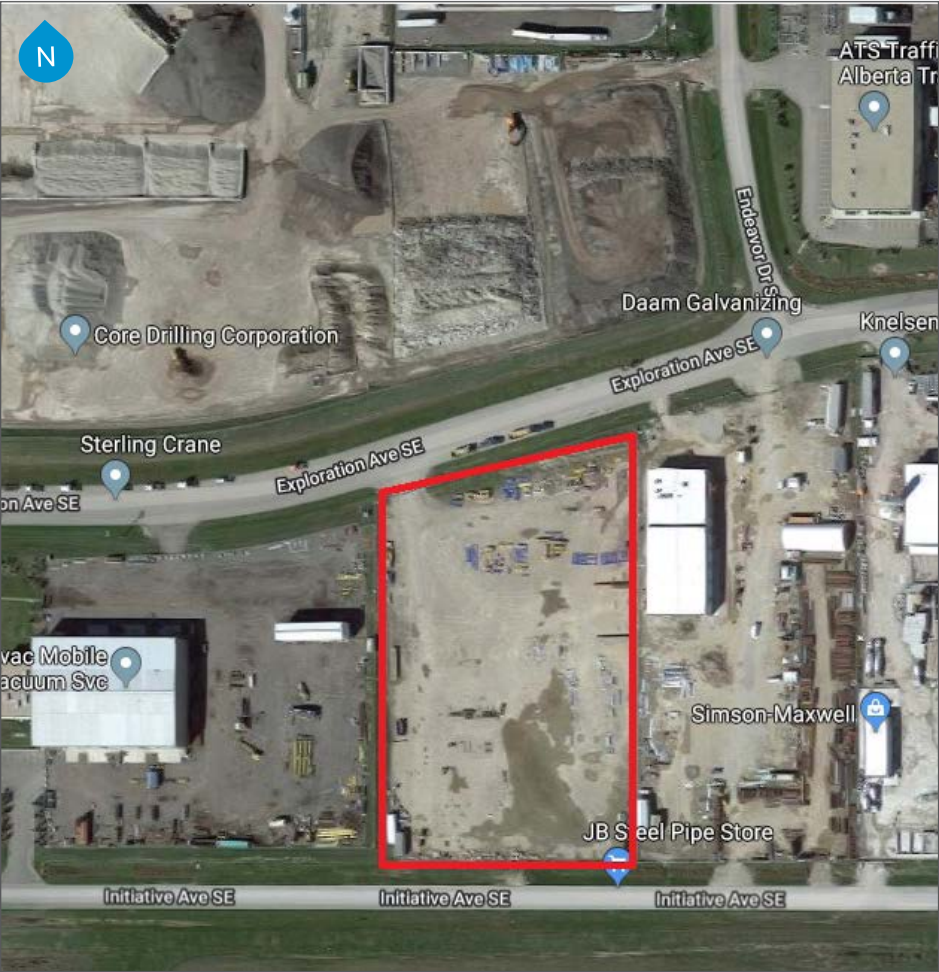
Located in the Shepard Industrial Park, this fully graveled, compacted and fenced parcel has power and two separate access points and is available for both sale or lease.



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LAND SPECIFICATIONS

District:	Shepard Industrial Park
Zoning:	DC – 56, Industrial
Legal:	Plan 0716409; Block 16; Lots 2 & 3
Total Available Land:	4.78 acres
Power:	TBV
Access:	Two paved access points into the parcel
Lease Rate:	\$0.85 PSF net
Sale Price:	\$2,630,000.00 (\$550,000.00/acre)
Taxes:	\$45,641.22
Available:	Immediately

FEATURES

- Ready for immediate occupancy
- No stormwater ponding required
- Site is fully fenced and secure
- Fully compacted and graveled; heavy industrial yard
- Located in established industrial park
- Flexible zoning
- Shallow services available





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