



STONEY TRAIL NE

1919 84 Street NE, Calgary, AB T1Y 7H2

PROPERTY OVERVIEW

- » Flexible lease configurations available from 1.00 to 3.80 Acres, with different size options to accommodate various tenant needs.
- » Prime Location on the corner of Highway 1 and Stoney Trail.
- » Land is compacted and graded with recycled asphalt.
- » Fully Fenced and Secured with lights, gate and security cameras throughout the property.
- » Located in an area of ongoing development, providing expanding opportunities for commerce and services.

PROPERTY DETAILS

AVAILABLE AREA	1.0 - 3.8 Acres
LEGAL DESCRIPTION	Plan 0011441, Block 3
LEASE TERM	3-5 years
LEASE RATE	\$4200 per acre, per month (plus property taxes)
PROPERTY TAXES	\$266.57 per acre, per month
ZONING	I-G (Industrial – General)
OCCUPANCY	Immediate

June 10, 2025

For more information, please contact:



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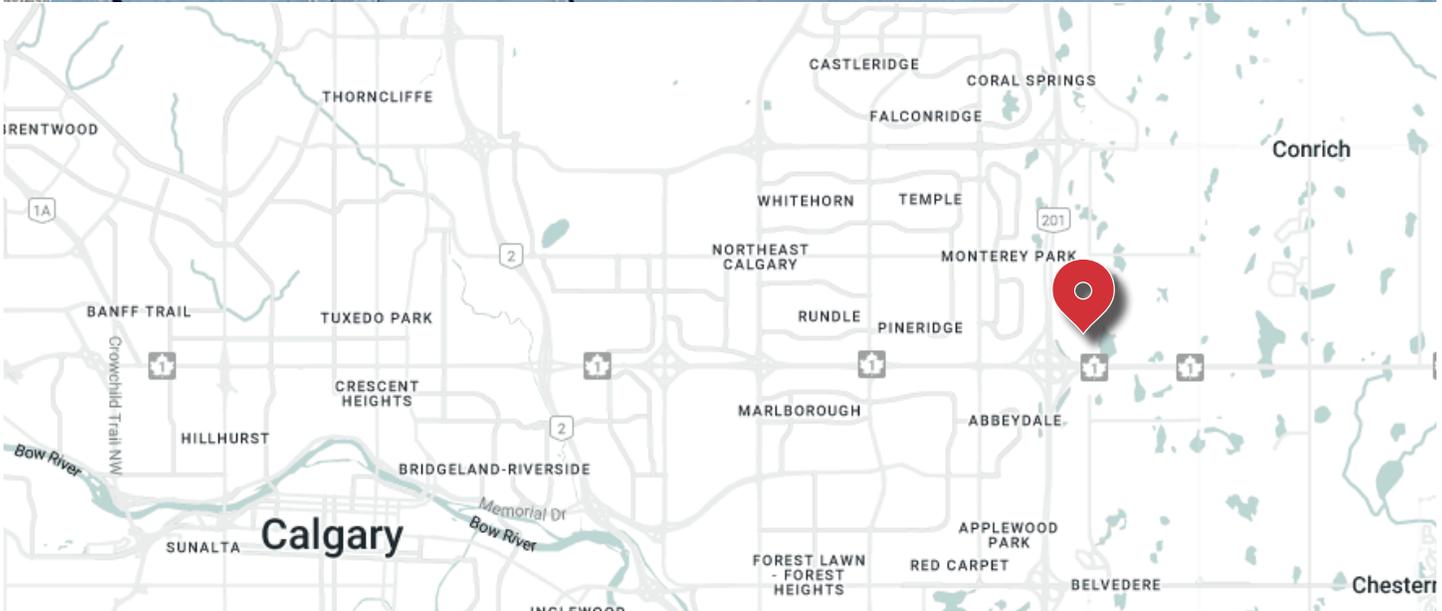
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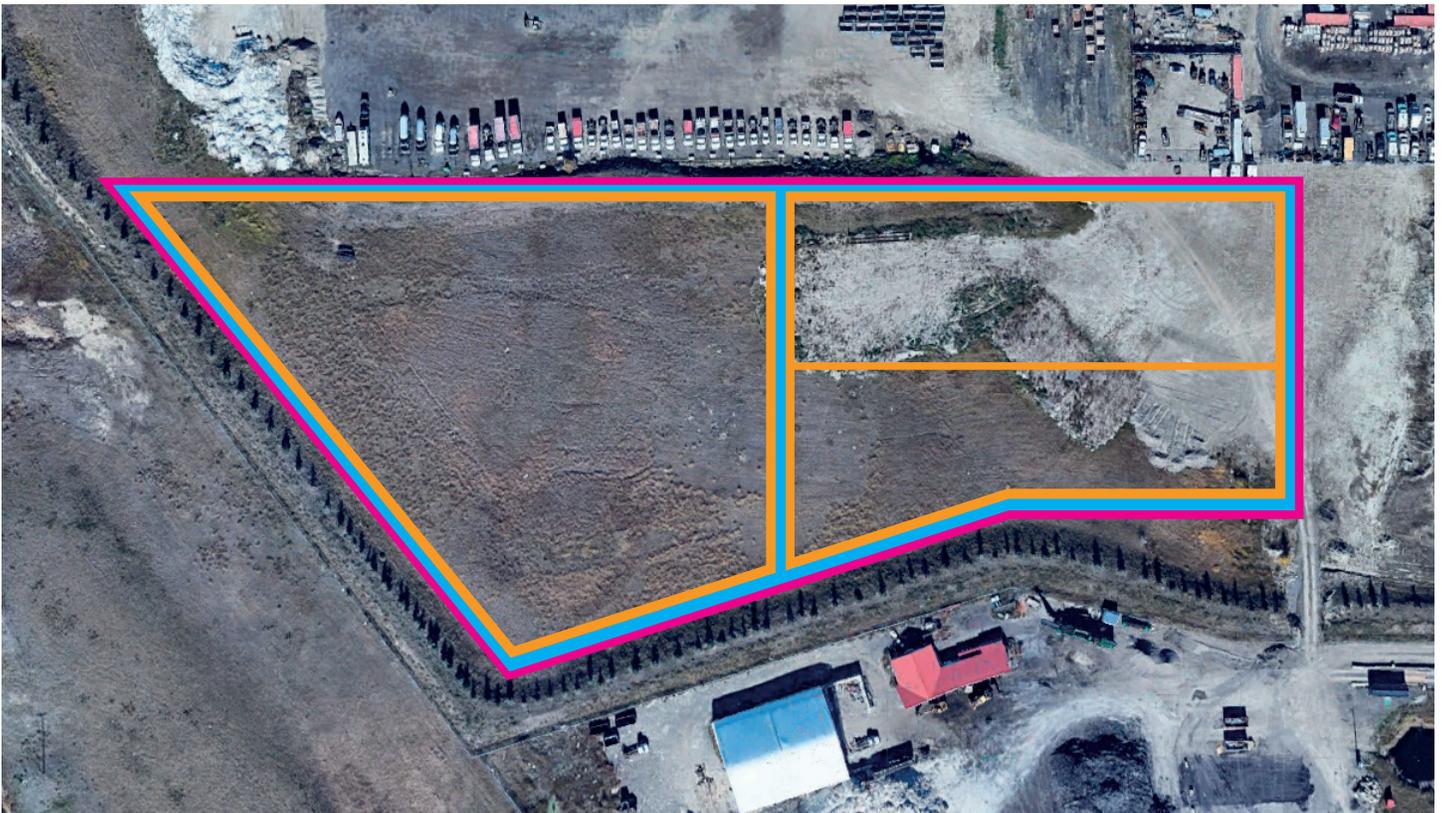
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LEASE CONFIGURATIONS

Multiple lease options available, allowing tenants to select from different site sizes and configurations to suit their operational needs. Please note, all lease sizes are currently an estimation.



OPTION 1

3.8 Acres

OPTION 2

1.8 Acres
2.0 Acres

OPTION 3

1.0 Acres
1.0 Acres
1.8 Acres

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