

±4.74 Acres Industrial Land

For Truck/Vehicle Parking | Investment or Owner User Opportunity



THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH ADVENT COMMERCIAL REAL ESTATE CORP. OPERATING AS NAI ADVENT DEEMS RELIABLE, HOWEVER, ADVENT COMMERCIAL REAL ESTATE CORP. OPERATING AS NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES ADVENT COMMERCIAL REAL ESTATE CORP. OPERATING AS NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE. NAI ADVENT. ALL RIGHTS RESERVED. NO REPRODUCTION, DISTRIBUTION, OR TRANSMISSION OF THE COPYRIGHTED MATERIALS AT THIS SITE IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF NAI ADVENT UNLESS OTHERWISE SPECIFIED. A LICENSED ASSOCIATE OF NAI ADVENT IS A PRINCIPAL OF THE OWNER OF THE PROPERTY.

For more info,
please contact:



Kaile Landry
+1 403 669 3050
klandry@naiadvent.com



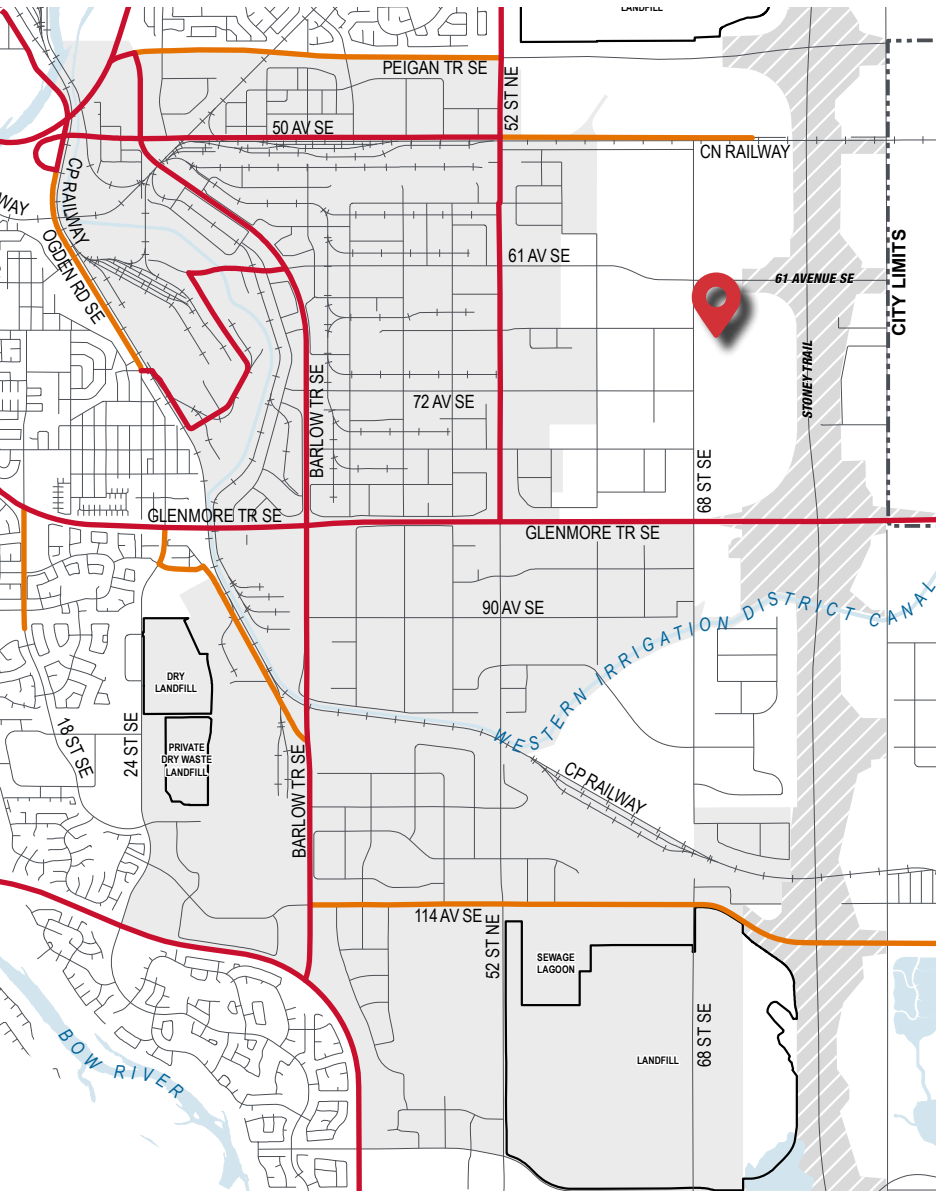
Jennifer Myles
+1 403 975 2616
jmyles@naiadvent.com



Jamie Coulter, SIOR
+1 403 835 1535
jcoulter@naiadvent.com



Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com








PROPERTY HIGHLIGHTS

NAI Advent is proud to present the opportunity to acquire a fully tenanted industrial land property ideal for truck and vehicle parking. Situated at 6520 68 Street SE, this strategically located site offers up to 4.74 acres of gravelled and compacted yard space with excellent access to 61 Avenue SE and Stoney Trail, supporting efficient transportation and logistics operations. The property is secured with chain-link fencing, barbed wire, 24/7 video surveillance, and personalized remote-control gate access, delivering strong on-site security. In addition to its industrial yard capabilities, the site also includes a ±2,000 SF shed building, providing valuable enclosed space for storage or operational use. Zoned I-O (Industrial Outdoor) and semi-serviced, this asset is located in a highly sought-after SE Calgary industrial corridor.

PROPERTY DETAILS

SUBDIVISION	Starfield Industrial
LEGAL ADDRESS	Plan 320AH, Block 2,
ZONING	I-O (Industrial Outdoor)
SITE SIZE	±4.74 Acres
STORM WATER POND	±0.33 Acres
SHED BUILDING	±2,000 SF
PROPERTY TAX	\$55,226.36 (2025)
EXPENSES	Enmax, Property Taxes, Insurance, Super Save Disposal, GFL Environmental Disposal, Rhino Portapotties, Gate works, Vispin app for gate access
SALE PRICE	Contact Agent

SOUTHEAST INDUSTRIAL AREA STRUCTURE PLAN MAP 4 | DANGEROUS GOODS AND TRUCK ROUTES

-  Area Structure Plan Area
-  City Limits
-  Transportation Utility Corridor
-  Dangerous Goods Route
-  Truck Route

For more info, please contact:



Kaile Landry
+1 403 669 3050
klandry@naiadvent.com



Jennifer Myles
+1 403 975 2616
jmyles@naiadvent.com



Jamie Coulter, SIOR
+1 403 835 1535
jcoulter@naiadvent.com



Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com



TENANCIES - SHORT TERM

TENANT A	November 30, 2026
TENANT B	July 31, 2026
TENANT C	September 30, 2026

For more info,
please contact:



Kaile Landry
+1 403 669 3050
klandry@naiadvent.com



Jennifer Myles
+1 403 975 2616
jmyles@naiadvent.com



Jamie Coulter, SIOR
+1 403 835 1535
jcoulter@naiadvent.com



Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com