



FOR SALE

Point Trotter Industrial Park

Shovel-ready land in S.E. Calgary directly adjacent to key transportation nodes for the efficient warehousing and distribution of goods and services.

LAND TYPE

Industrial

LEGAL DESCRIPTION

1211094;2;15

COMMUNITY

East Shepard Industrial

LOT SIZE

2.32 acres

LAND USE

I - G (Industrial – General District)

Property highlights

Park features include:

- Excellent access to transportation corridors

Strategically situated location

- South of Glenmore Trail S.E. and east of 68 Street S.E.
- Five minutes to the Canadian Pacific Calgary Intermodal Terminal

Financial info

\$740,000 /acre

+GST (Agents Protected)



Looking west down 106 Avenue S.E.
toward mountains / downtown



Adjacent to major distribution centres in
Dufferin North Industrial Park



CANAMEX Corridor interchange nearby
at Stoney Trail and Glenmore Trail S.E.



In close proximity to Canadian Pacific intermodal
terminal

Architectural and servicing requirements

- Registered architectural guidelines ensure quality sustainable building and site design elements are achieved
- Engineering & Servicing Requirements
- Building commitment ensures timely build out of park

Fully serviced land

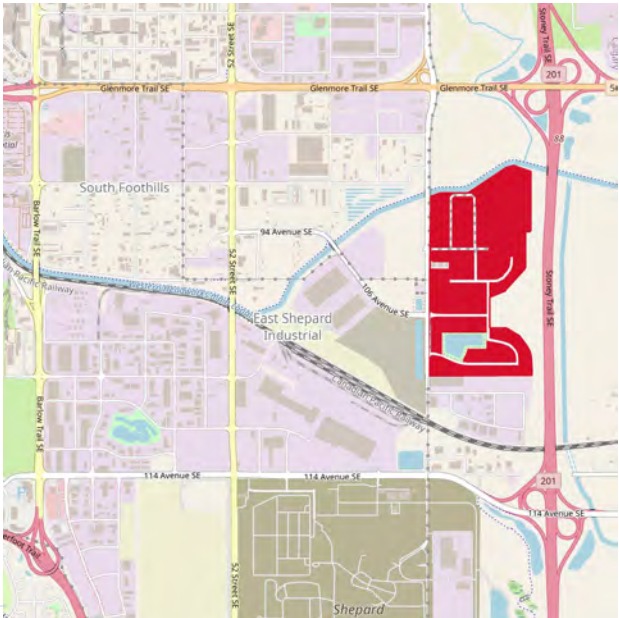
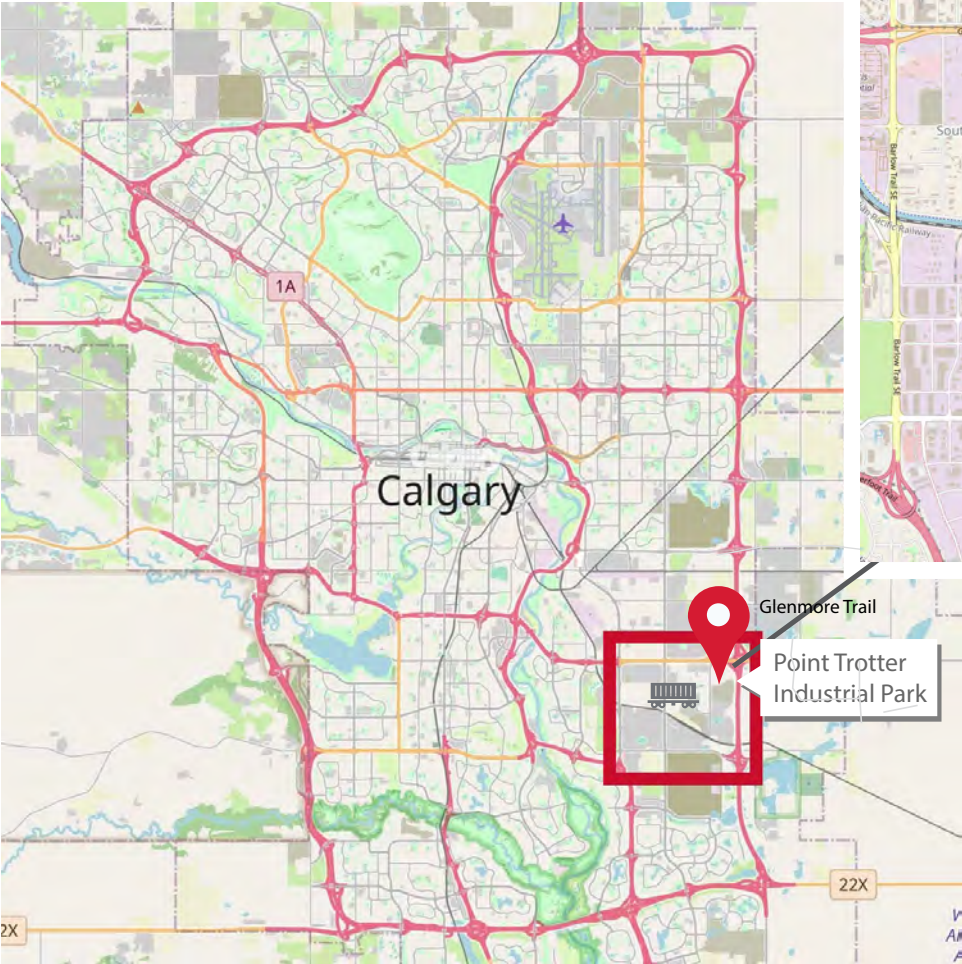
Access to full services, including:

- Deep utilities: storm, water, sewer (The City of Calgary)
- Shallow utilities: power, telecommunication services, natural gas
- Firefighting and police services (The City of Calgary)
- Transit (The City of Calgary)

Development features

- Ready for immediate design and planning
- Paved roads
- Curb and gutter
- Graded lots
- Street lighting
- Predetermined driveway locations on 106 and 107 Ave. S.E.
- Sidewalks and regional pathways
- Landscaped green space
- Zoning for services - retail, restaurant and coffee shops

Context map



Transportation and access

- 106 Avenue S.E. and the bridge over the Western Headworks Canal provide direct access from 68 Street S.E. to 52 Street S.E.
- Minutes from Stoney Trail and Deerfoot Trail
- Link to Calgary’s primary public transit network via Route 149 – Point Trotter Industrial (route map/schedule)

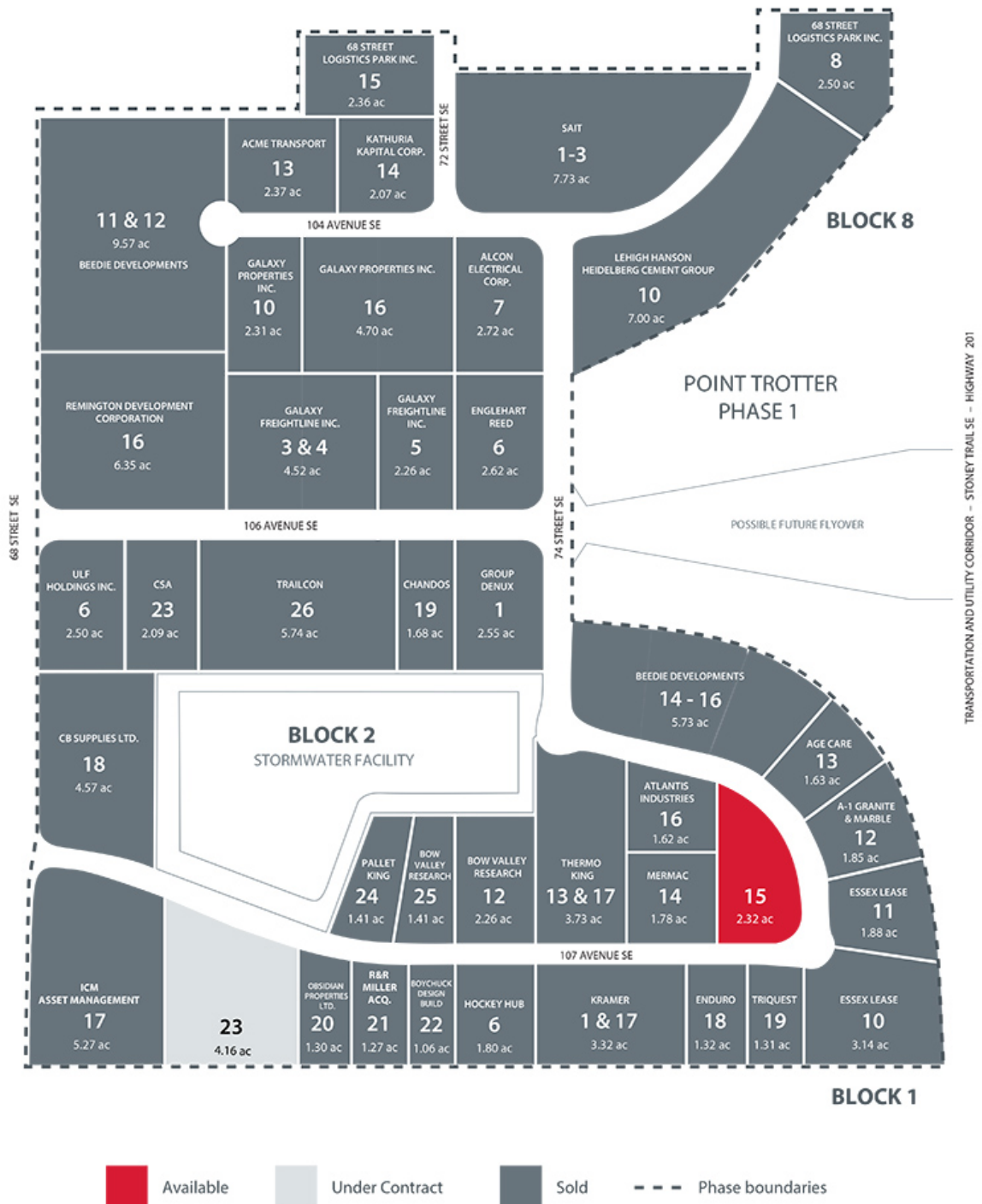
Distance to other cities

Edmonton	299 km
Regina	757 km
Saskatoon	594 km
Vancouver	972 km

Distance to transportation connections

Calgary International Airport	28 min (30 km)
CP Intermodal Terminal	9 min (5 km)
CN Intermodal Terminal	20 min (21 km)
Highway 201	4 min (3 km)
Highway 2	10 min (11 km)
Highway 1	10 min (13 km)

Lot map



Contact us

*Availability as of October 15, 2025.
Please contact us for current availability.



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Submit interest using the
Purchaser Application Form
City of Calgary Real Estate & Development Services
Administration Building
3rd Floor (#195) 323 7th Ave. S.E.
Calgary, Alberta T2G 0J1

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