

Stonegate Industrail

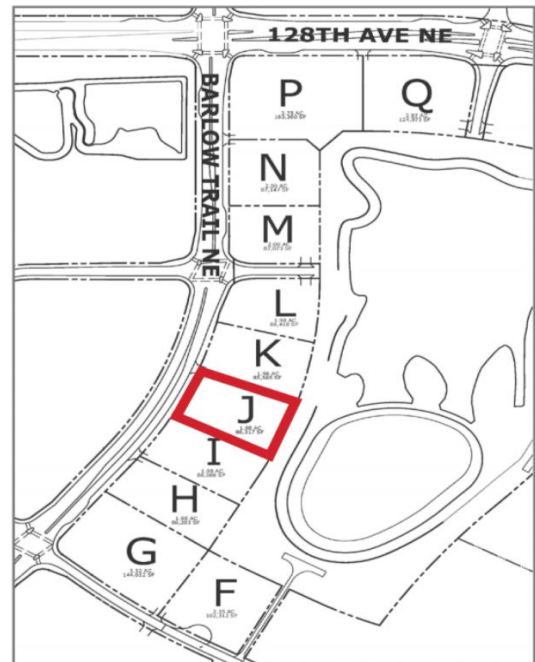
Price: \$220/SF

12318 Barlow Trail NE



Highlights

- Zoning: Industrial General (I-G)
- Total Building Size: 29,250 ± SF
- Bay Minimum: 1,935 ± SF
- Mezzanine: 645 ± SF (Concrete Construction)
- Total Area: 2,580 ± SF
- Ceiling Height: 27' Clear
- Loading: 1, 12'x 14' Drive-In Door
- Parking: 117 Stalls
- Power: 200 Amps, 600 V
- Sprinklers: Yes
- Condo Fee: Estimated \$2.50/SF



Gurjant Gill

C21 Bravo

403.680.3406

Paul Gill

C21 Bravo

403.681.3406

Sunny Pandher

CIR Realty

587.717.7123

Century 21 Bravo

Realty

3009 23 Street NE,
Calgary, AB T2E 7A4

Office: 403.250.2882



www.albertacommercialgroup.com

info@albertacommercialgroup.com

Stonegate Industrail

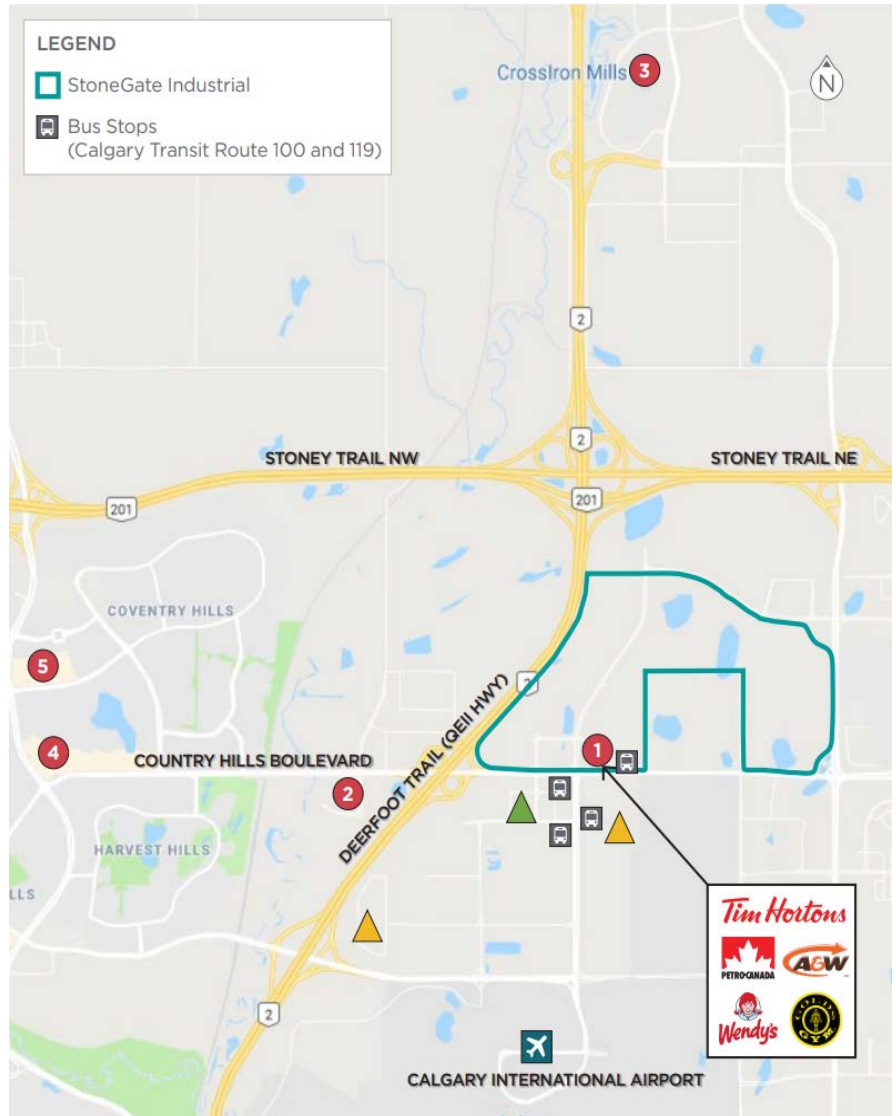
Price: \$220/SF

Location

StoneGate Industrial is one of Calgarys best-situated industrial offerings. Not only does the site provide easy access and egress to and from Calgary's major transportation arteries, it is located close to a large labour supply, is serviced by Calgary Transit, and features diverse amenities.

PROXIMITY TO STONEGATE INDUSTRIAL

1	STONEGATE PLAZA Tim Hortons, A&W, Mucho Burrito, Petro-Canada, Gold's Gym, Thai Express	500 M
▲	PETRO-PASS TRUCK STOP	1 KM
✈	CALGARY INTERNATIONAL AIRPORT	4 KM
2	THE DISTRICT AT NORTH DEERFOOT Starbucks, McDonalds, Subway, Dairy Queen, Shell, Jiffy Lube, Kinjo Sushi and Grill, Star Liquor & Wine	3 KM
3	CROSSIRON MILLS Largest single-level shopping centre in Alberta offering 200 specialty stores and premium brand outlets along with large-format anchor stores.	8 KM
4	COUNTRY HILLS TOWN CENTRE Sobeys, Canadian Tire, Boston Pizza, Burger King, Wendy's, Ricki's All Day Grill, Banks	4 KM
5	COVENTRY HILLS CENTRE Real Canadian Superstore, Winners, Booster Juice, Edo	6 KM
▲	HOTELS Over 8 hotels within a 6 kilometre radius	6 KM
	DOWNTOWN CALGARY	18 KM



Surrounding Communities

- Cityscape, Skyview, Redstone, Saddle Ridge, Savanna, Cornerstone

Gurjant Gill

C21 Bravo

403.680.3406

Paul Gill

C21 Bravo

403.681.3406

Sunny Pandher

CIR Realty

587.717.7123

Century 21 Bravo

Realty

3009 23 Street NE,
Calgary, AB T2E 7A4

Office: 403.250.2882

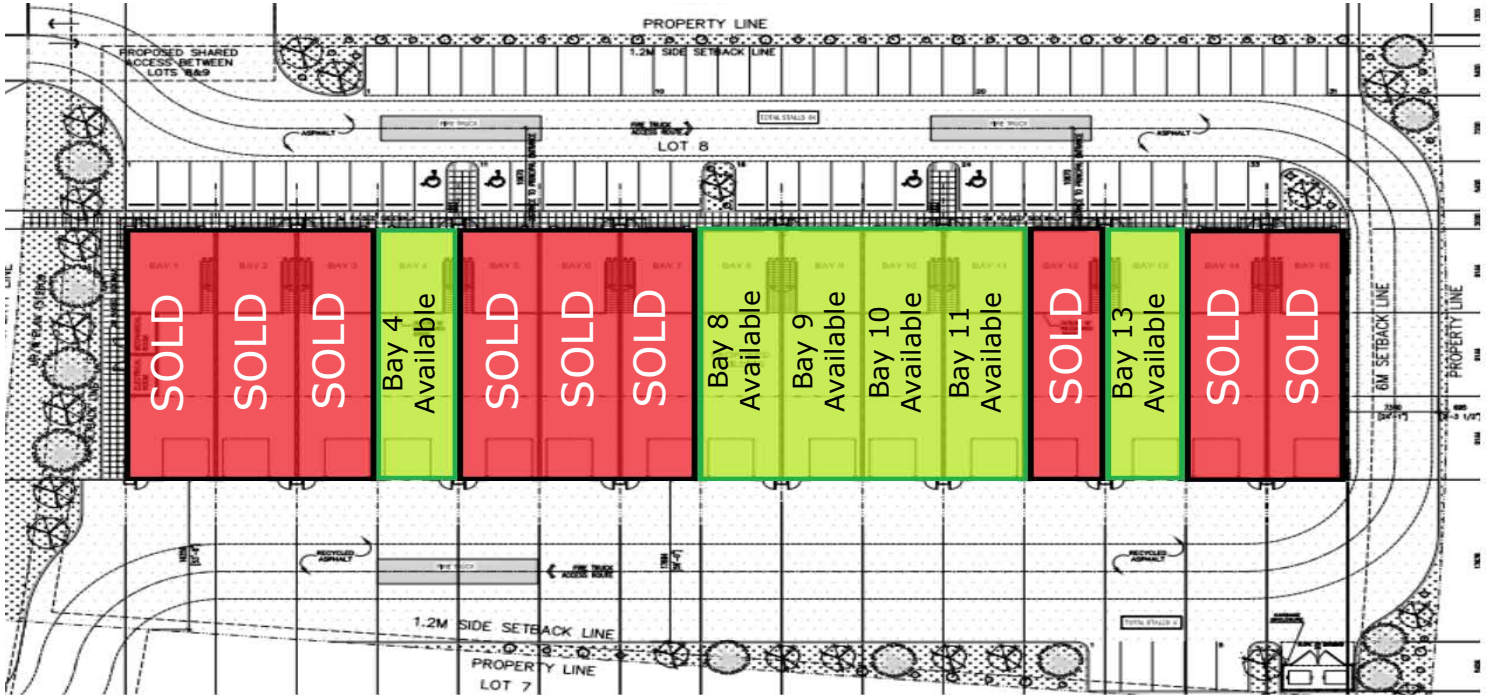


www.albertacommercialgroup.com

info@albertacommercialgroup.com

Stonegate Industrial

Price: \$220/SF



Demographics:

Vibrant growing residential communities in the immediate area with both Redstone and Skyview Ranch cracking the top 10 in community growth for the 2017 Civic Census.

	1KM Radius	2KM Radius	3KM Radius
Total Average Population			
2017 Estimated	2,210	3,981	20,528
2022 Projected	2,814	5,119	23,879
Average Household Income			
2017 Estimated	\$95,915	\$95,345	\$90,188
2022 Projected	\$111,364	\$110,389	\$103,279

Gurjant Gill

C21 Bravo

403.680.3406

Paul Gill

C21 Bravo

403.681.3406

Sunny Pandher

CIR Realty

587.717.7123

Century 21 Bravo

Realty

3009 23 Street NE,
Calgary, AB T2E 7A4

Office: 403.250.2882



www.albertacommercialgroup.com

info@albertacommercialgroup.com



FOR SALE

Stonegate Industrail

Price: \$220/SF



Land Use: I-G

Permitted Use		Discretionary Use	
Auto body/Paint Shop	Auto Service/Minor	Auction Market	Building Supply Centre
Auto Service/Major	Beverage Container Quick Drop Facility	Child Care Services	Convenience Food Store
Brewery, Winery and Distillery	Car Wash/Multi-Vehicle	Drive Through	Equipment Yard
Car Wash/ Single Vehicle	Catering Service - Minor/Major	Gas Bar	Instructional Facility
Distribution Centre	Dry-Cleaning and Fabric Care Plant	Large Vehicle and Equipment Sales	Office
Fleet service	Freight Yard	Outdoor Café	Pet Care Services
General Industrial – Light/	General Industrial - Major	Place of Worship - Large	Print Centre
Large Vehicle Service	Large Vehicle Wash	Restaurant: Food Service Small	Restaurant: Food Service Medium
Motion Picture Production Facility	Municipal Works Depot	Restaurant: Licensed – Medium	Restaurant: Licensed – Small
Recreational Vehicle Service	Recyclable Material Drop – Off Depot	Take Out Food Service	Self Storage Facility
Speciality Food Store	Vehicle Storage	Vehicle Sales - Minor	Veterinary Clinic

Gurjant Gill

C21 Bravo

403.680.3406

Paul Gill

C21 Bravo

403.681.3406

Sunny Pandher

CIR Realty

587.717.7123

Century 21 Bravo

Realty

3009 23 Street NE,
Calgary, AB T2E 7A4

Office: 403.250.2882



www.albertacommercialgroup.com

info@albertacommercialgroup.com