

## Build, Subdivide, or Occupy — Valleyfield Industrial Site







## OPPORTUNITY OVERVIEW

NAI Advent is pleased to present a rare opportunity in Calgary's Valleyfield industrial area to build, subdivide or occupy. This ±3.01-acre I-G zoned site offers excellent flexibility for owner-users or developers looking to secure a prominent location with dual access points and strong exposure from Barlow Trail SE. With subdivision potential into three separate parcels (±1.0, ±1.0, and ±1.01 acres), and servicing currently pending with the City of Calgary, this site is well-positioned for a wide range of industrial or limited commercial uses. An October 2023 environmental report confirms the site is clean, and immediate possession is available.

## OFFERING SUMMARY

<b>LEGAL DESCRIPTION</b>	Plan 2312437, Block A, Lot 43
<b>TOTAL SITE SIZE</b>	±3.01 Acres
<b>PROPOSED LOT 44</b>	±1 Acre
<b>PROPOSED LOT 45</b>	±1 Acre
<b>PROPOSED LOT 46</b>	±1.01 Acre
<b>ZONING</b>	I-G (Industrial General) (potential for rezoning)
<b>ENVIRONMENTAL</b>	Clean report as of Oct 6, 2023 (Phase I)
<b>SERVICES</b>	Pending with City of Calgary
<b>PROPERTY TAXES</b>	\$40,601.20 (2025)
<b>SALE PRICE</b>	Market

For more information,  
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## DEMOGRAPHICS & ACCESSIBILITY

Positioned in a strategic Southeast Calgary location, this ±3.01-acre development site is surrounded by a strong and growing residential and employment base. Within a 5 km radius, the area boasts over 79,000 residents and 33,000 households, with an average household income nearing \$96,000. A healthy mix of younger and established demographics — including 42% of residents holding a university or college credential — make the surrounding market both diverse and workforce-ready.

The property is exceptionally well-suited for commercial or industrial development, supported by over 6,600 businesses and 104,000 daytime employees within the 5 km catchment. Accessibility is further enhanced by major routes surrounding the subject property — including Barlow Trail, Peigan Trail, and Deerfoot Trail — and high daily exposure coming from Barlow Trail SE (46,247 vehicles/day), 50 Avenue SE (35,185 vehicles/day), and 25 Street SE (8,029 vehicles/day).



**79,136  
RESIDENTS  
WITHIN 5KM**



**\$95,965  
AVG HOUSEHOLD  
INCOME**



**162,370  
DAYTIME  
POPULATION**



**2.5% / YEAR  
ANNUAL GROWTH  
(POPULATION)**



**89,000+  
VEHICLES / DAY  
DIRECT EXPOSURE**

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## PROPERTY HIGHLIGHTS

- » ±3.01-acre I-G zoned corner lot in Calgary's Valleyfield district
- » Potential to subdivide into 3 separate parcels (1.0, 1.0, and 1.01 acres)
- » Prominent exposure at the corner of 50 Avenue SE & Barlow Trail with proximity to Peigan Trail and Deerfoot Trail
- » Suitable for industrial or small-scale commercial uses including contractor yards, automotive, warehousing, and service-based businesses
- » Clean environmental report (Phase I, Oct 2023)
- » Services pending with the City of Calgary
- » Flexible acquisition options: purchase the entire site or subdivided portions
- » Immediate possession available

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