

FOR LEASE

LOT 3, NORMAN PLACE
ROCKY VIEW COUNTY, AB



Harvey Aronovich

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**4.5 & 5.0 ACRE SITES
GRADED AND COMPACTED**

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Commercial Real Estate Advisors

PROPERTY DETAILS

Address: Lot 3 / Block 2 / Plan 1511781
Rocky View County

Zoning: DC 146 – Industrial Storage

Parcel Size: 4.5 Acres and 5.0 Acre Site
(can be combined into one site)

Lease Rate: \$1.25 per sq.ft.

Availability: 30 days notice

HIGHLIGHTS

- One block south of Glenmore Trail S.E., with proximity to Stoney Trail
- Fencing will be provided on a 5-year term
- Compacted and level site
- Power and Gas to property line
- Minutes from Foothills Industrial Park, major distribution hubs and transportation routes

ZONING

Permitted Uses:

- Building Accessory buildings
- Commercial Communications Facilities (Types A, B, C)
- Dwelling unit, accessory to the principal business use
- Government Services
- Mini-storage
- Office, ancillary to the principal business use
- Signs

Discretionary Uses:

- Accessory uses
- Auctioneering services
- Outside storage
- Outdoor storage, recreational vehicle
- Storage area, truck trailer
- Storage area
- Warehouse



LOCATION



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