



**GRASSROOTS**  
REALTY GROUP

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**10600 114 Avenue SE**  
**Calgary, Alberta**

**MLS # A2248389**



**\$3,499,900**

**Division:** Shepard Industrial

**Lot Size:** 82.59 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** RF

**Water:** -

**Sewer:** -

**Utilities:** -

Endless potential on 82.59 acres inside Calgary city limits at a competitive price! This unique property has many possibilities - This property is right beside the new Prairie Economic Gateway, which Calgary City Council just approved. It is a \$7B logistics and manufacturing hub set to transform the region. Key Highlights: \$7B in projected economic growth, 30,000 new jobs over the next decade, Major boost for interprovincial trade, and a Greener future: 75% fewer emissions shifting cargo from trucks to train. This rail-driven hub, powered by the CPKC corridor, is a game-changer for Calgary, driving productivity, prosperity, and making the city a logistics powerhouse. What this means is a lot more development will be moving East from Calgary, towards the Prairie Economic Gateway, which is where the property is located. Currently zoned for farmland with neighbors zoned as IG and S-FUD granting potential to rezone and gain value very quickly (Subject to City of Calgary approval). Utility polls are found on the property allowing for a potential on-site solar farm. Ideally located along 114 Avenue SE, excellent access/egress onto Stoney Trail (5 minutes), Glenmore Trail (7 minutes) and 22X (10 minutes). Very rare find for an outstanding location in city limits. Don't miss your chance at this amazing opportunity!