

For Sale

2.13 ± Acres Development Land

Douglasdale Business Park - Calgary, Alberta



Bruce Bynoe

Principal

D +1 403 232 4302 | C +1 403 560 7790

bruce.bynoe@avisonyoung.com

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Property Summary

Address	3119 – 114th Avenue SE, Calgary
Neighbourhood	Douglasdale Business Park
Availability	2.13 ± Acres
Current Zoning	I-G Industrial General
Legal Description	Plan 0111899; Block 21; Lot 19
Pricing	Market

Opportunity

Potential T.O.D. development opportunity approximately 200m from the future Douglas Glen Station on the LRT Green Line.



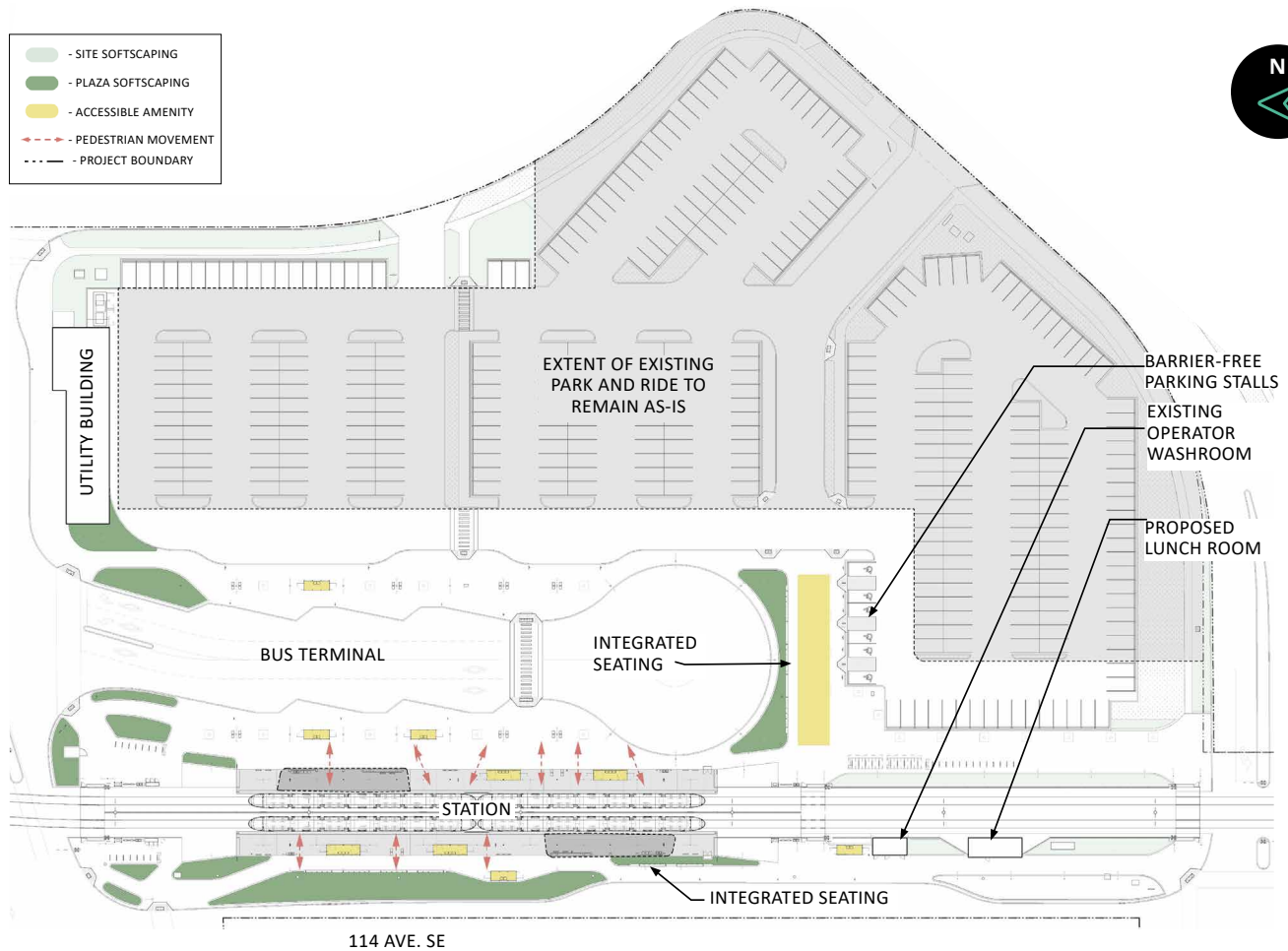
Source: City of Calgary (<https://www.calgary.ca/green-line/stations/douglas-glen.html>)

1. Plaza space connects Park and Ride, bus terminals and LRT station
2. Station
3. Bus terminal accessed by a transit only road
4. Park and Ride with approximately 465 stalls
5. Event space for community programming

Future Douglas Glen Station

Key Features

- An existing Park and Ride facility with ~465 stalls and connection to multiple transit routes, including MAX Teal.
- A central event space encourages community activities
- Encourages commercial and residential development
- Improves access to the Douglas Glen commercial corridor



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Subdivision plan

Availability: 2.13 ± Acres



Location overview



Amenities

1. Douglas Square
2. Woodridge Ford
3. Jack Carter GMC
4. South Centre Volkswagen
5. Woody's RV
6. SouthPointe Toyota
7. Deerfoot Inn and Casino
8. Flying J Truck Stop

Demographics

A 2021 Demographic Snapshot of a **3 km radius** of the subject property



32,812

Population (2024 est.)



12,447

Households



\$158,471

Medium household income



Let's talk.

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Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB | +1 403 262 3082

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