

AVISON
YOUNG

For Sale | Land

Subject
property

ELLIS ROAD

TOWNSHIP ROAD 250

RANGE ROAD 284

LANTZ WAY

CN Railway

N

Overland Open Park, Conrich, AB

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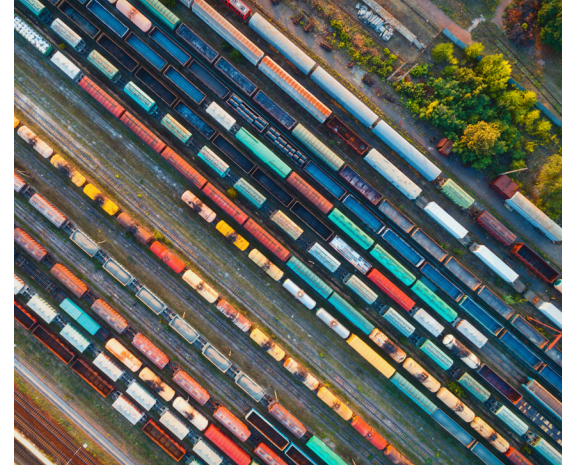
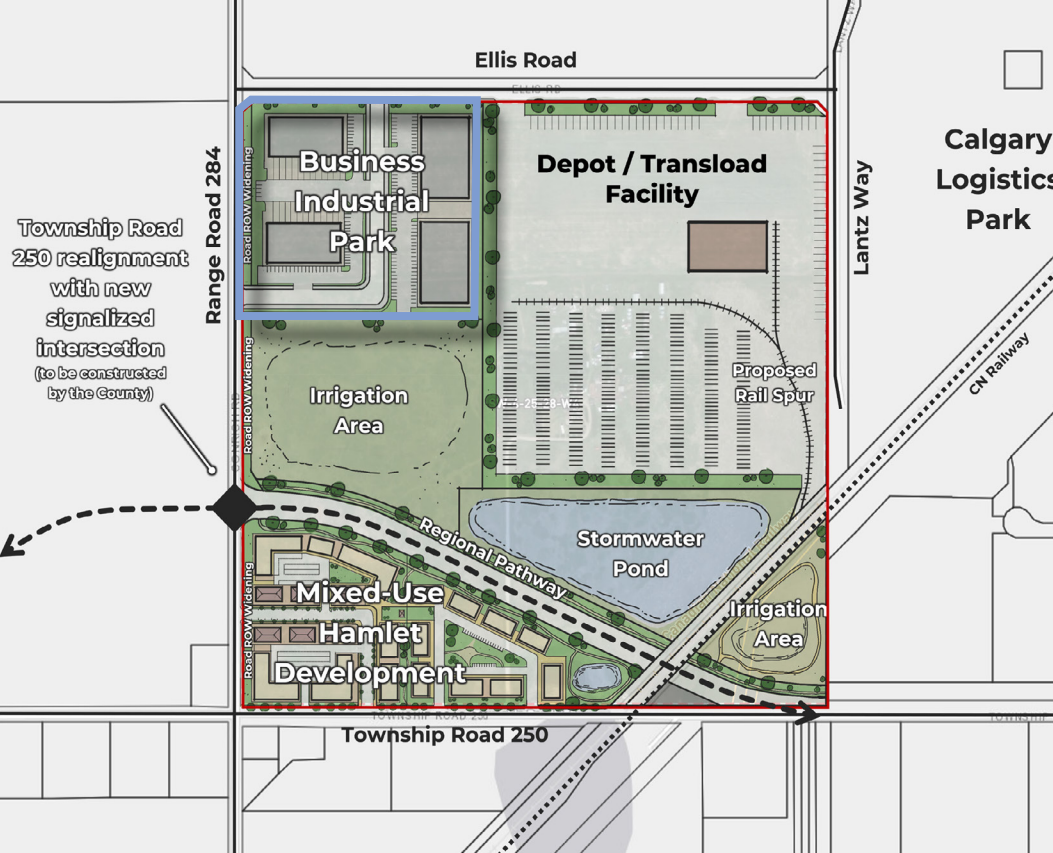
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Ayden Hamilton

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Property highlights



LOCATION: Convenient inland access to major cities & arteries



ROADS: Adjacent to Range Road 284, north of Township Road 250 – under 10 min to Hwy 1



Rail Spur: Possibility for rail service



FLEXIBILITY: I-LHT Zoning allows flexible development & customizable configuration



TIMING: Development available in 2026

Opportune location

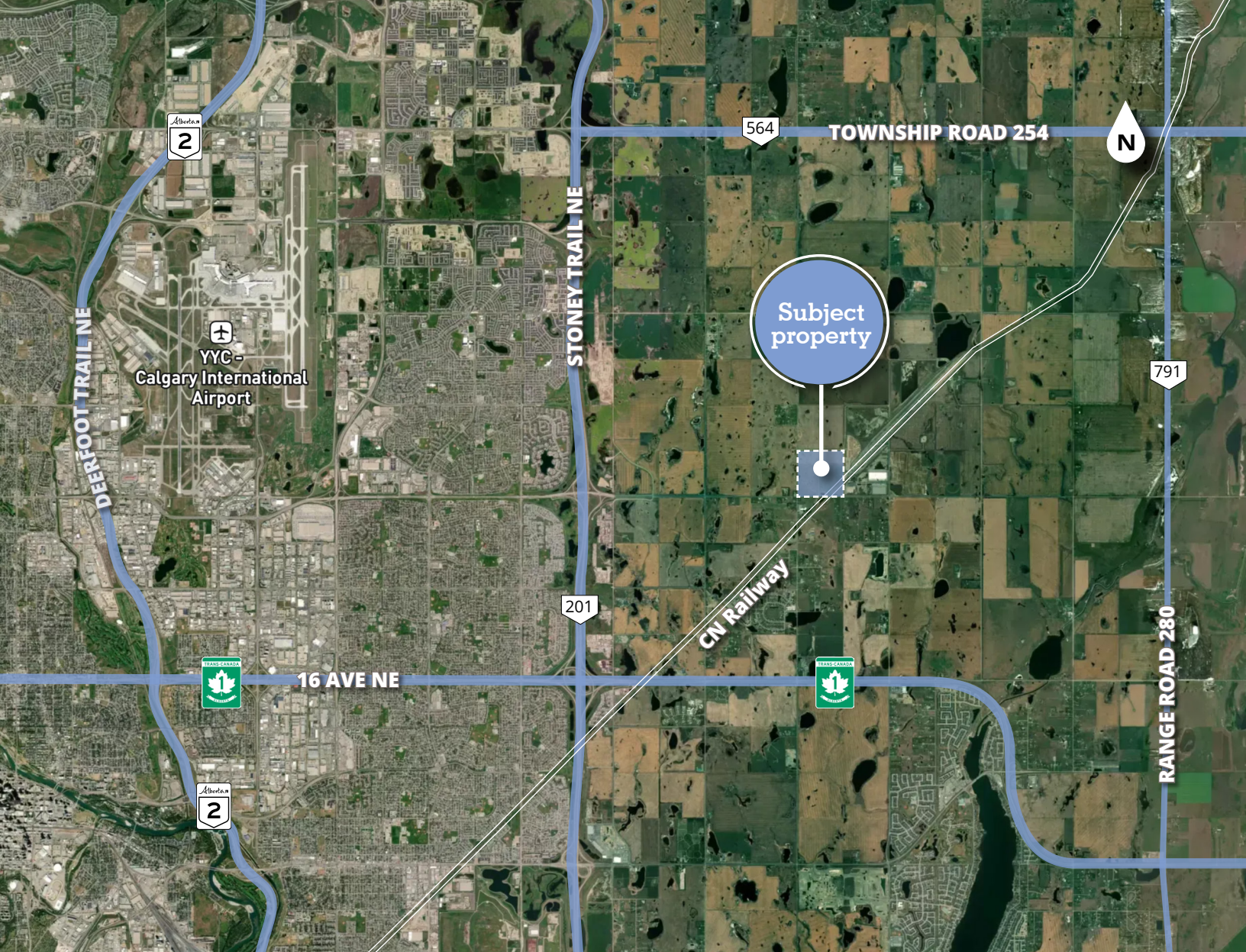
Overland Open Park has been adopted by Rocky View County as a comprehensive vision for a phased development to include industrial business and commercial development, in addition to residential and mixed-use. The site's unique location in Conrich, AB, is immediately west of the Calgary Logistics Park (CLP) serviced by CN Rail.

Site overview

The future light industrial area boasts an opportunity for distribution centres with the possibility for rail service from the existing rail spur line, increasing efficient transload logistics. The vacant 21.25-acre parcel is zoned for I-LHT (Industrial, Light-Industrial, and Highway Commercial District). The zoning designation is appropriate to support a range of uses, including offices, manufacturing, transportation and retail. The site offers full servicing with minimal earthworks required.

Why Overland Open Park?

The unmatched location and development ready lands are an opportunity for synergistic use. Rocky View County and the City of Calgary are collaborating to strengthen multimodal transport services in the area and have identified the region as the Prairie Economic Gateway. The inland port area provides a westward and an eastward link throughout the prairies and into the rest of north America. The Government of Alberta projects the Prairie Economic Gateway to generate over \$7 billion in economic activity in the next decade.



Property details

ADDRESS SW 4-25-28-W4M

DISTRICT Rocky View County

ZONING I-LHT

LOT AREA 21.25 AC

Lot's can be made available from 5.00 - 21.25 acres for owner users.

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