

±4.74 Acres Industrial Land

For Truck/Vehicle Parking | Investment or Owner User Opportunity



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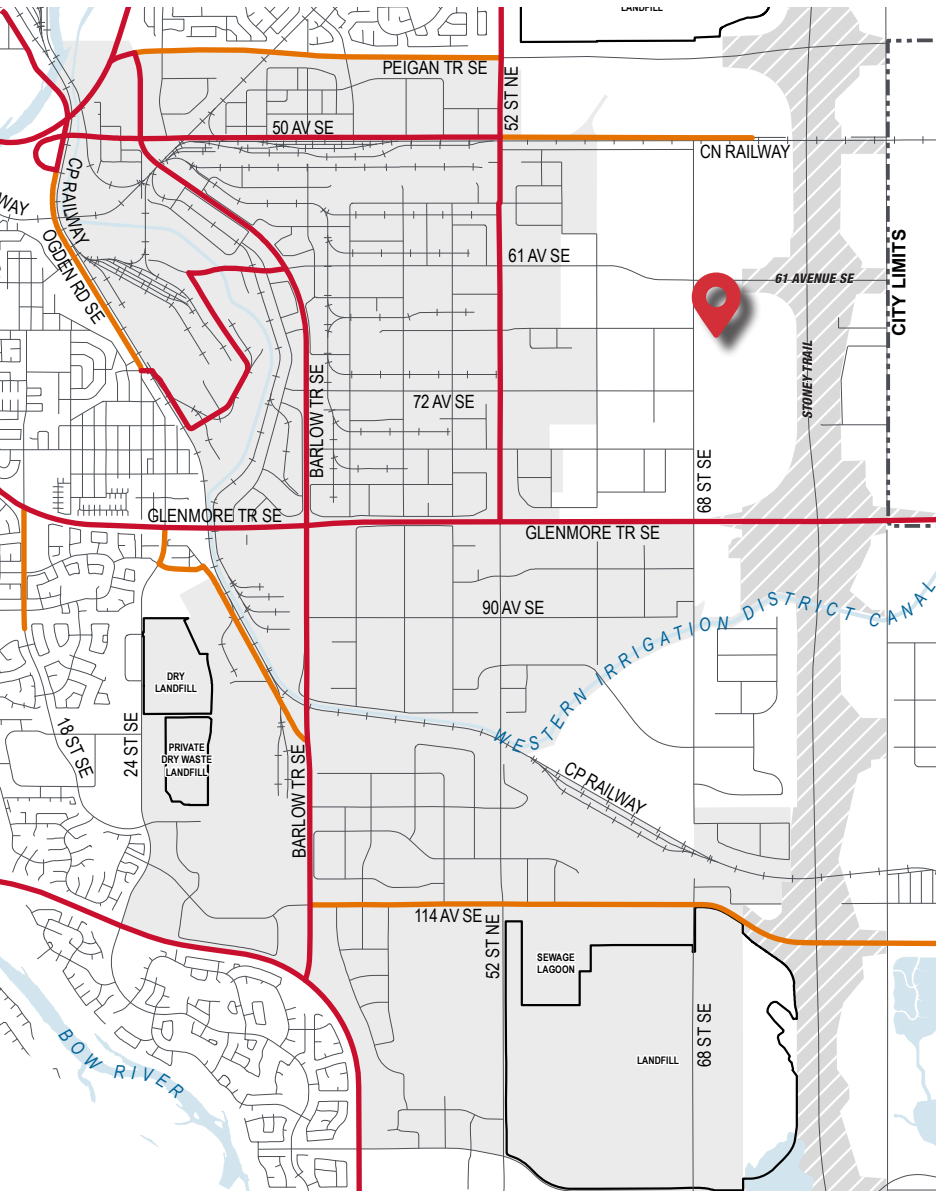
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




PROPERTY HIGHLIGHTS

NAI Advent is proud to present the opportunity to acquire a fully tenanted industrial land property ideal for truck and vehicle parking. Situated at 6520 68 Street SE, this strategically located site offers up to 4.74 acres of gravelled and compacted yard space with excellent access to 61 Avenue SE and Stoney Trail, supporting efficient transportation and logistics operations. The property is secured with chain-link fencing, barbed wire, 24/7 video surveillance, and personalized remote-control gate access, delivering strong on-site security. In addition to its industrial yard capabilities, the site also includes a ±2,000 SF shed building, providing valuable enclosed space for storage or operational use. Zoned I-O (Industrial Outdoor) and semi-serviced, this asset is located in a highly sought-after SE Calgary industrial corridor.

PROPERTY DETAILS

SUBDIVISION	Starfield Industrial
LEGAL ADDRESS	Plan 320AH, Block 2,
ZONING	I-O (Industrial Outdoor)
SITE SIZE	±4.74 Acres
STORM WATER POND	±0.33 Acres
SHED BUILDING	±2,000 SF
PROPERTY TAX	\$55,226.36 (2025)
EXPENSES	Enmax, Property Taxes, Insurance, Super Save Disposal, GFL Environmental Disposal, Rhino Portapotties, Gate works, Vispin app for gate access
SALE PRICE	Contact Agent

**SOUTHEAST INDUSTRIAL AREA STRUCTURE PLAN
MAP 4 | DANGEROUS GOODS AND TRUCK ROUTES**

-  Area Structure Plan Area
-  City Limits
-  Transportation Utility Corridor
-  Dangerous Goods Route
-  Truck Route

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TENANCIES - SHORT TERM

TENANT A	November 30, 2026
TENANT B	July 31, 2026
TENANT C	September 30, 2026

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