

# FOR SALE

±1 to ±3.01 Acres of Industrial Land with High-Exposure  
2525 49 Avenue SE, Calgary, AB T2B 0M6 | Valleyfield

OPTION	SIZE	PRICE
LOT A	±1.00 Acre	\$1,300,000
LOT B	±1.00 Acre	\$1,250,000
LOT C	±1.01 Acre	\$1,300,000
LOT A - C	±3.01 Acres	\$3,850,000

**NOW REDUCED**  
**\$3,400,00**

**LOT A**  
**±1.00 AC**

**LOT B**  
**±1.00 AC**

**LOT C**  
**±1.01 AC**



±1 to ±3 Acres of Industrial Land with High-Exposure  
2525 49 Avenue SE, Calgary, AB T2B 0M6 | Valleyfield



## OPPORTUNITY OVERVIEW

NAI Advent is pleased to present a unique offering in Calgary's Valleyfield district — a central industrial hub with excellent connectivity. Comprised of three ±1-acre lots, the site provides flexible options for owner-users or developers seeking a prominent location with dual access and strong exposure along Barlow Trail SE. With servicing recently approved by the City of Calgary, the property is well-positioned to accommodate a wide range of industrial or limited commercial uses. A clean 2023 environmental report supports immediate development potential. The full ±3-acre parcel is available for immediate possession, while possession timing for individual lots will be determined once subdivision is finalized.

## OFFERING SUMMARY

LEGAL ADDRESS	Plan 2312437, Block A, Lot 43
AVAILABLE AREA	±1 to ±3.01 Acres total
ZONING	I-G (Industrial General) (potential for rezoning)
ENVIRONMENTAL	Clean report as of Oct 6, 2023 (Phase I)
SERVICES	Pending with the City <i>Now Approved!</i>
PROPERTY TAXES	\$13,533.73 per lot (2025)
SALE PRICE	Option 1: Lot A (±1 acre) - \$1,300,000 Option 2: Lot B (±1 acre) - \$1,250,000 Option 3: Lot C (±1.01 acre) - \$1,300,000 Option 4: Lots A-C (±3.01 acre) - \$3,400,000

For more information,  
please contact:



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## DEMOGRAPHICS & ACCESSIBILITY

Positioned in a strategic Southeast Calgary location, these three ±1-acre lots are surrounded by a strong and growing residential and employment base. Within a 5 km radius, the area boasts over 79,000 residents and 33,000 households, with an average household income nearing \$96,000. A healthy mix of younger and established demographics — including 42% of residents holding a university or college credential — make the surrounding market both diverse and workforce-ready.

These properties are exceptionally well-suited for commercial development, supported by over 6,600 businesses and 104,000 daytime employees within the 5 km catchment. Accessibility is further enhanced by major routes surrounding the subject property — including Barlow Trail, Peigan Trail, and Deerfoot Trail — and high daily exposure coming from Barlow Trail SE (46,247 vehicles/day), 50 Avenue SE (35,185 vehicles/day), and 25 Street SE (8,029 vehicles/day).



**79,136**  
**RESIDENTS**  
**WITHIN 5KM**



**\$95,965**  
**AVG HOUSEHOLD**  
**INCOME**



**162,370**  
**DAYTIME**  
**POPULATION**



**2.5% / YEAR**  
**ANNUAL GROWTH**  
**(POPULATION)**



**89,000+**  
**VEHICLES / DAY**  
**DIRECT EXPOSURE**

For more information,  
please contact:



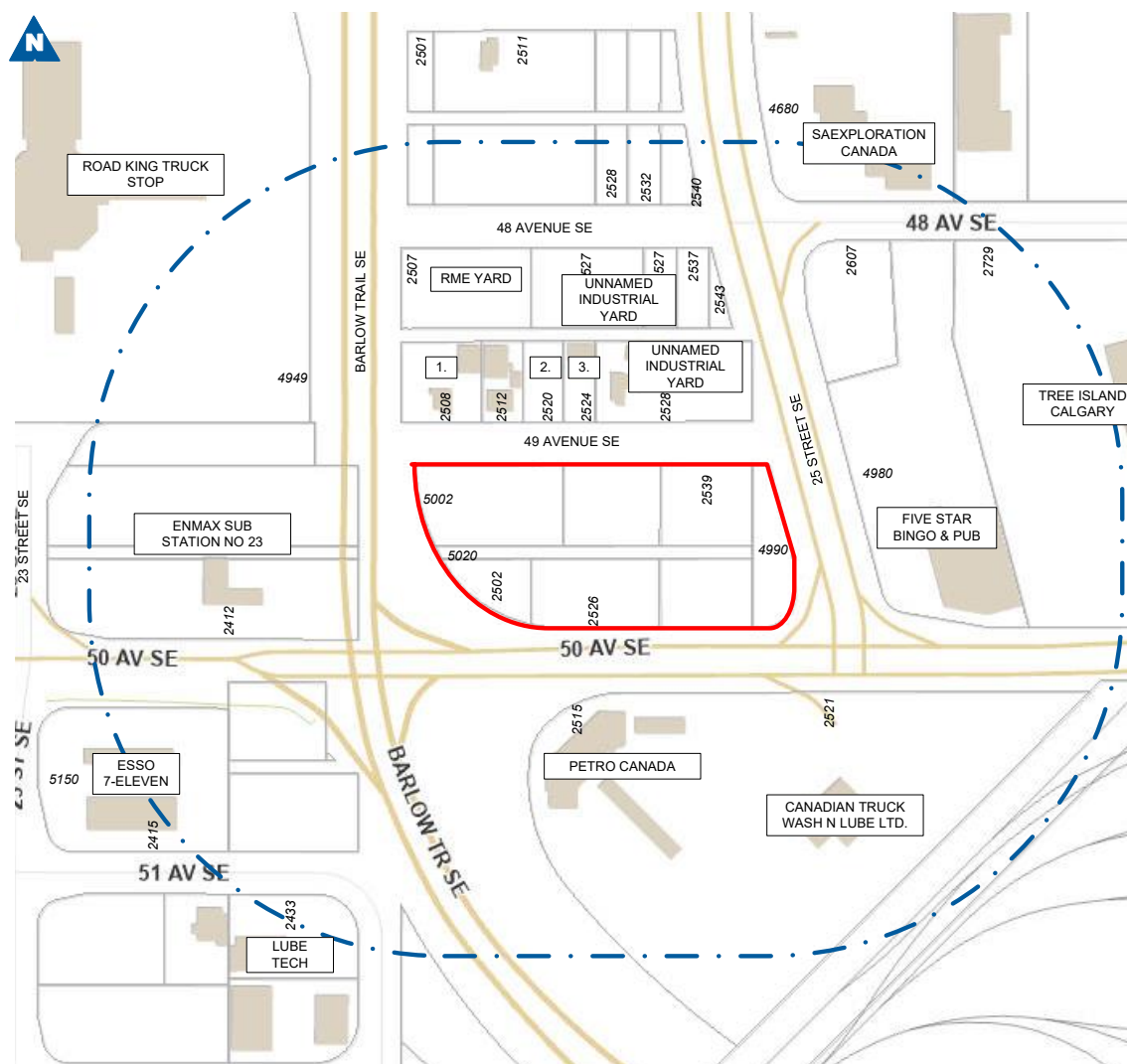
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**AREA PLAN**



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**POTENTIAL CURB CUTS FOR PROPERTY**



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