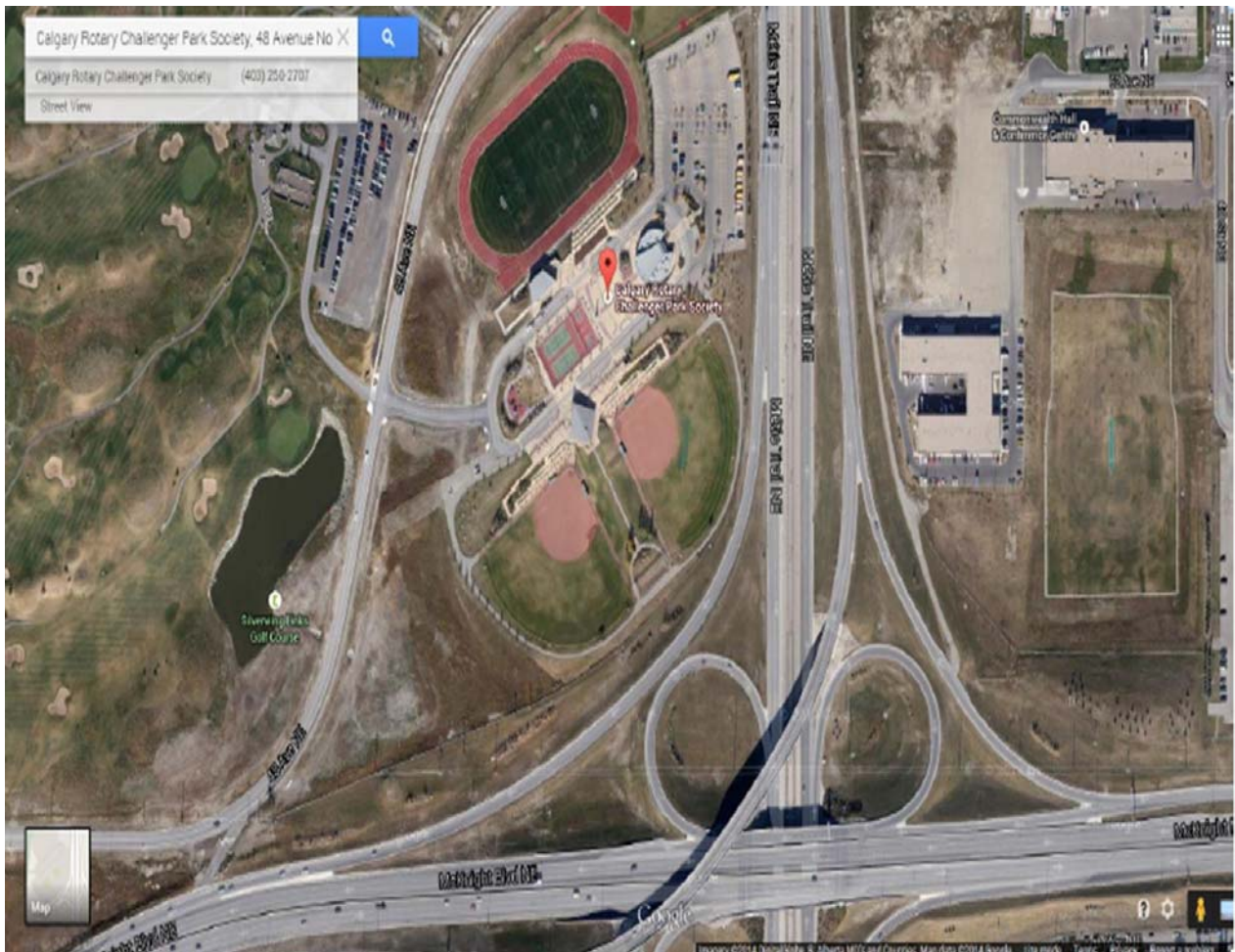


# FOR LEASE

## DEVELOPMENT LAND

*5.34 acres, long term lease*



**Land Lease \$27,000 per month**

**Bob Vesey**  
**Grey Rock Marketing Solutions Inc.**  
3402 - 8th Street S.E.  
Calgary, Alberta. T2G 5S7  
Direct Line: 403-243-7112  
bob@bobvesey.com

# DEVELOPMENT OPPORTUNITY FOR LEASE

## 5.34 Acres of Land

**Calgary  
Rotary Challenger  
Park  
Next to  
Silverwing Golf  
Course**

**3676 – 48<sup>th</sup>  
Ave N.E.**

**Land Lease  
(Portion of the parcel  
shown as BS.04 on  
Filed Plan No 0712931)**

*Presented By:*

**Bob Vesey**

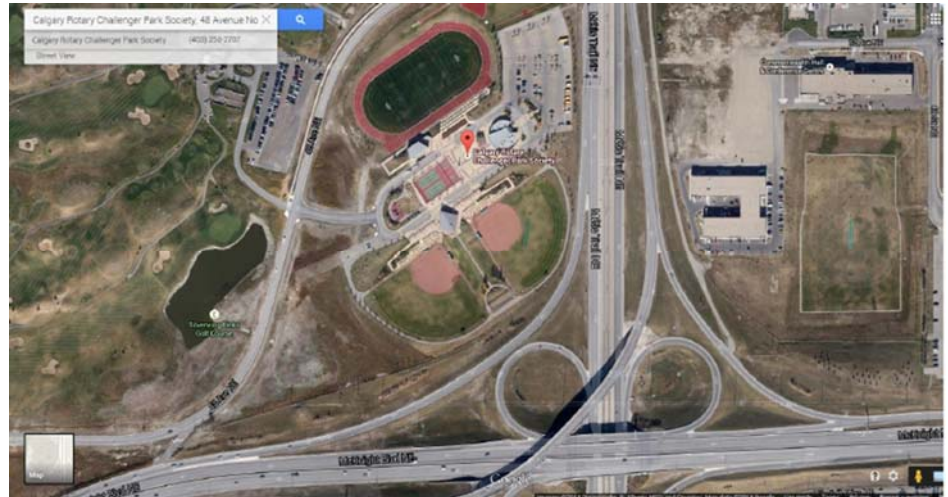
Broker//Director

Grey Rock Marketing Solutions Inc.  
Commercial division

**Direct Line: 243-7112**

**bob@bobvesey.com**

**GREY ROCK**  
Marketing Solutions Inc.



### SITE INFORMATION

**5.34 Acres (Along 48<sup>th</sup> Ave  
and 36<sup>th</sup> St. N.E.)**

**Next to the Park's  
entrance.**

**Exposure to McKnight  
52 year lease with  
potential for extension**

**Located on West Side of  
Calgary Rotary  
Challenger Park a 23 Acre  
Sport and Recreational  
Park**

### LEASE INFORMATION

**LAND LEASE  
5.34 Acres**

**ASKING PRICE:  
\$324,000.,000 PER  
YEAR  
5 year escalations  
to be negotiated.**

**\$27,000../MONTH**

**Available to develop**

**Zoned East Airfield  
Light Industrial  
District and Airport**

This information is believed to be accurate, it is not warranted to be so. Independent advice concerning details of particular importance should be sought.

# 14. EAST AIRFIELD LIGHT INDUSTRIAL DISTRICT

14. **EAST AIRFIELD  
LIGHT INDUSTRIAL DISTRICT**

1. **PURPOSE**

The purpose of this district is to provide for a wide range of light industrial and business uses which are compatible with each other and airport operations.

2. **PERMITTED USES**

<b>Use</b>	<b>Category</b>
Agriculture	I(a)
Ancillary retail - manufacturing	I(c)
Ancillary retail - non-manufacturing	I(c)
Athletic and recreational facilities	I(c)
Auction halls	I(c)
Auto body and paint shops	I(c)
Automotive sales and rentals	I(c)
Automotive services	I(c)
Automotive specialties	I(c)
Billiard parlours	I(c)
Cleaning, servicing, testing or repairing	I(c)
Crematoriums and columbariums	I(c)
Custodial quarters	I(c)
Emergency response services	I(c)
Essential airport services	I(a), I(c) for major buildings
Financial institutions	I(c)
Government agencies	I(c)
Grocery stores	I(c)
Laboratories	I(c)
Manufacturing, fabricating, processing, assembly, disassembly, production of materials, goods or products	I(c)
Mechanical reproduction and printing establishments	I(c)
Meteorological installations	I(c)
Movement or storage of materials, goods or products	I(c)
Navigational aid facilities	I(c)
Offices	I(c)
Parking areas and structures	I(c)
Parks and recreation areas	I(b)
Private clubs and organizations	I(c)

SECTION 14 EAST AIRFIELD INDUSTRIAL DISTRICT

<b>Use</b>	<b>Category</b>
Radio and television studios	I (c)
Recreational and commercial vehicle repair, service, sales and rental	I (c)
Utilities	I (b), 1 (c) for major buildings
Veterinary clinics	I (c)
Veterinary hospitals	I (c)
Warehouses	I (c)

**3. DISCRETIONARY USES**

Amusement arcades  
Bottle return depots  
Child care facilities  
Commercial schools  
Drinking establishments  
Entertainment establishments  
Farmer's markets and flea markets  
Hotels  
Intensive agricultural uses  
Kennels  
Liquor stores  
Nurseries and greenhouses  
Production, processing, movement or storage of materials, goods or products.  
Public and quasi-public buildings  
Restaurants  
Warehouse stores

# 11. AIRPORT RECREATION DISTRICT

**11. AIRPORT RECREATION DISTRICT****1. PURPOSE**

The purpose of this district is to provide for recreational and other extensive land uses.

**2. PERMITTED USES**

<b>Use</b>	<b>Category</b>
Agriculture	I (a), I (c)- for major buildings
Athletic and recreational facilities	I (a), I (c)- for major buildings
Emergency response services	I (c)
Essential airport services	I (a), I (c)- for major buildings
Golf courses and driving ranges	I (a), I (c)- for major buildings
Horse riding academies	I (c)
Meteorological installations	I (a)
Navigational aid facilities	I (a)
Nurseries and greenhouses	I (c)
Open air museums	I (c)
Parking, separate location from the use it serves	I (c)
Parks and recreation areas	I (a)
Private clubs and organizations related to airport activities	I (c)
Public and quasi-public buildings	I (c)
Race tracks	I (c)
Utilities	I (a), I (c) - for major buildings

**3. DEVELOPMENT GUIDELINES –  
AIRPORT RECREATION DISTRICT**

In addition to the Development Guidelines contained in Section 6, the following Guidelines apply.

**3.1 Yard Requirements**

All yards must be a minimum depth of six meters from the lease line or a depth equal to the height of the face of the principal building adjacent to the lease line, whichever is the greater.



PLAN NO. 0712931

ENTERED AND REGISTERED

ON June 1, 2007

INSTRUMENT No: 071 270 218

A. Bennett

A.D. REGISTRAR



# INTERNATIONAL AIRPORT CALGARY, ALBERTA

## FILED PLAN

SHOWING SURVEY WITHIN

**BLOCK A  
PLAN 921 0847**

WITHIN

**N. 1/2 & S. 1/2 SEC. 4, AND  
S.E. 1/4 SEC. 9,  
TWP. 25, RGE. 29, W.4M.**

**RON ROBINSON, A.L.S., 2006**

**SCALE 1 : 5000**



### NOTES

1. Distances are in metres and decimals thereof.
  2. Statutory iron survey post found shown thus
  3. Statutory iron survey post placed and marked P105 shown thus
  4. Alberta Survey Control Markers (ASCM) shown thus
  5. Temporary Traverse points shown thus
  6. Area to be registered shown bounded thus
  7. Bearings are grid and are derived from ASCM's No. 149583 & 291898
- DATUM : NAD 83

