

# LAND FOR SALE

**16.11 ACRE INDUSTRIAL SITE**

**Lead Agents:**

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**6835 & 6639 GLENMORE TRAIL SE**  
**CALGARY, AB**

*HIGH EXPOSURE, INDUSTRIAL ZONED LAND*





# 6835 & 6639 GLENMORE TRAIL SE

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## THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to offer For Sale, freehold interest in 6835 Glenmore Trail SE and 6639 Glenmore Trail SE, Calgary, AB (collectively the “Property”). The Property is very well-situated at the gateway to Point Trotter Industrial Park and strategically located only minutes from Stoney Trail access. The Property also boasts direct Glenmore Trail exposure including over 1,000 feet of frontage. The Property is also separately titled into two (2) individual lots comprising of 16.11 acres total. While there are approximately two (2) years left on the existing lease structure, the highest and best use is a newer industrial product that falls under the current I-G (Industrial General) zoning.

## HIGH-LEVEL OVERVIEW

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### VACANT AVAILABILITY

JULY 1, 2025

### PROPERTY TAXES

\$212,884.50 (2024)

### ESTIMATED LEVIES

\$226,295 PER ACRE (TBV)

### GROSS INCOME

\$44,583.33 PER MONTH (TBV)

### ASKING PRICE

MARKET

# PROPERTY DETAILS

## 6835 GLENMORE TRAIL SE

District:	Section 23 (City of Calgary)
Zoning:	I-G (Industrial General)
Legal Address:	Plan 3440BG, Lot 1
Total Parcel Size:	8.25 acres
Current Improvements:	House, quonset hut and shop
Servicing:	Shallow utilities
Property Taxes:	\$125,795.39 (2024)

### COMMENTS

- Corner site, encompassing a mostly square shape and with approximately 670 feet of frontage along Glenmore Trail.
- Heavily compacted, graveled and fenced with a Quonset hut, shop and house, which is being used by the current tenant.
- One gated access point off 68<sup>th</sup> Street SE which has recently been upgraded to accommodate for the 68th street interchange.
- Currently leased until June 2025 with no renewal options.



# PROPERTY DETAILS

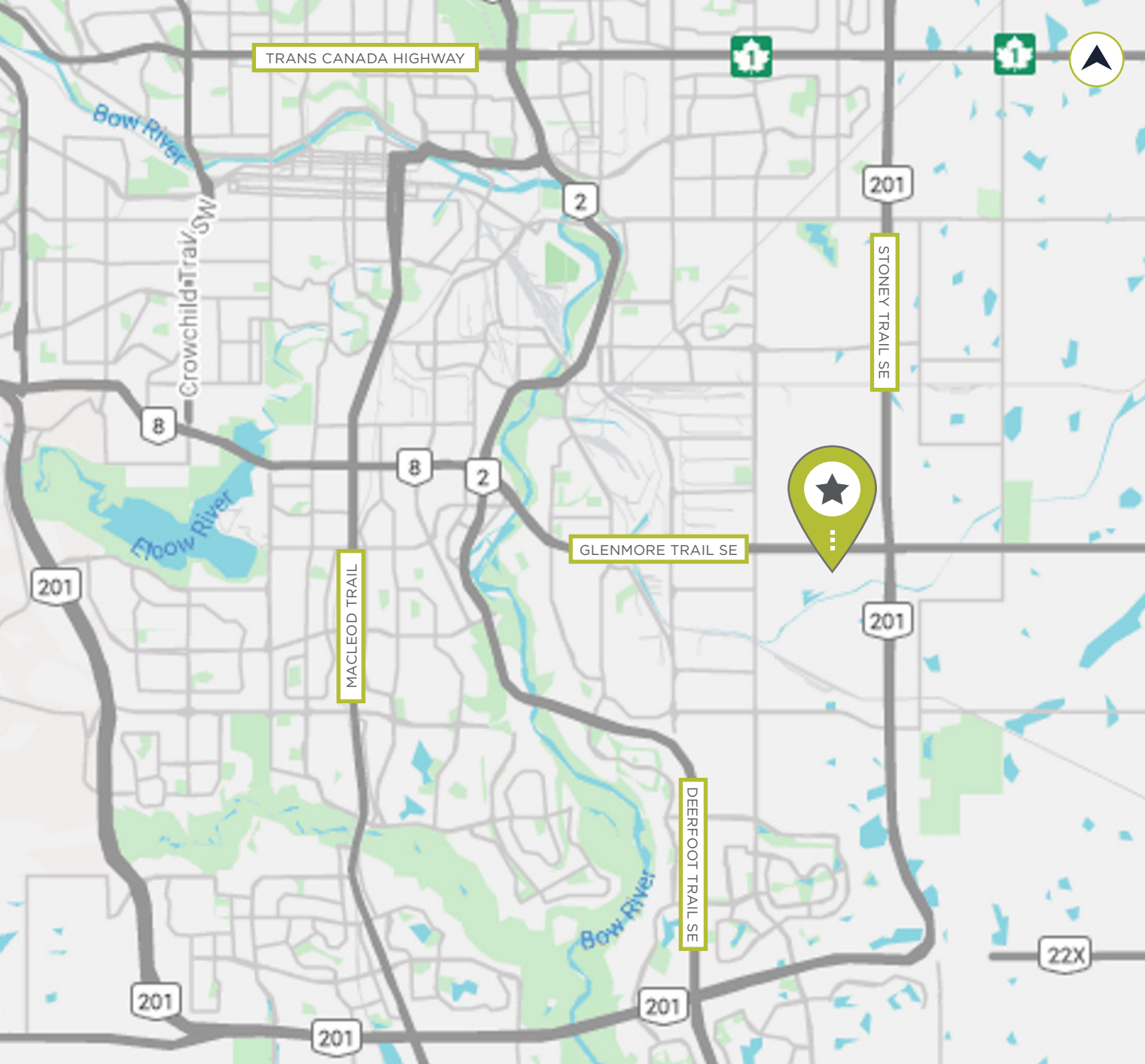
## 6639 GLENMORE TRAIL SE

District:	Section 23 (City of Calgary)
Zoning:	I-G (Industrial General)
Legal Address:	Plan 3440BG, Lot 2
Total Parcel Size:	7.86 acres
Current Improvements:	House
Servicing:	Shallow utilities
Property Taxes:	\$87,089.11 (2024)

### COMMENTS

- Predominately square in shape with approximately 640 feet of frontage along Glenmore Trail.
- Heavily compacted, graveled and fenced with a small house on the NW portion of the property.
- Currently leased until June 2025 with no renewal options.





**29,000 VEHICLES PER DAY**

TRAFFIC COUNT - GLENMORE TRAIL SE

**1 MIN**

TO GLENMORE TRAIL

**2 MINS**

TO STONEY TRAIL

**8 MINS**

TO DEERFOOT TRAIL

**18 MINS**

TO DOWNTOWN

**20 MINS**

TO AIRPORT

**20 MINS**

TO BALZAC

# CONTACT INFORMATION

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