

# FOR SALE

283135 GLENMORE TRAIL

233222 & 233226 RGE RD 284



ROMAN  
Real Estate



**+/- 80 ACRES**

**ZONED AND PRE-PERMITTED DEVELOPMENT**

**PARCELS FRONTING GLENMORE TRAIL**

**CALGARY ALBERTA**

Tom Punt

403-809-4003

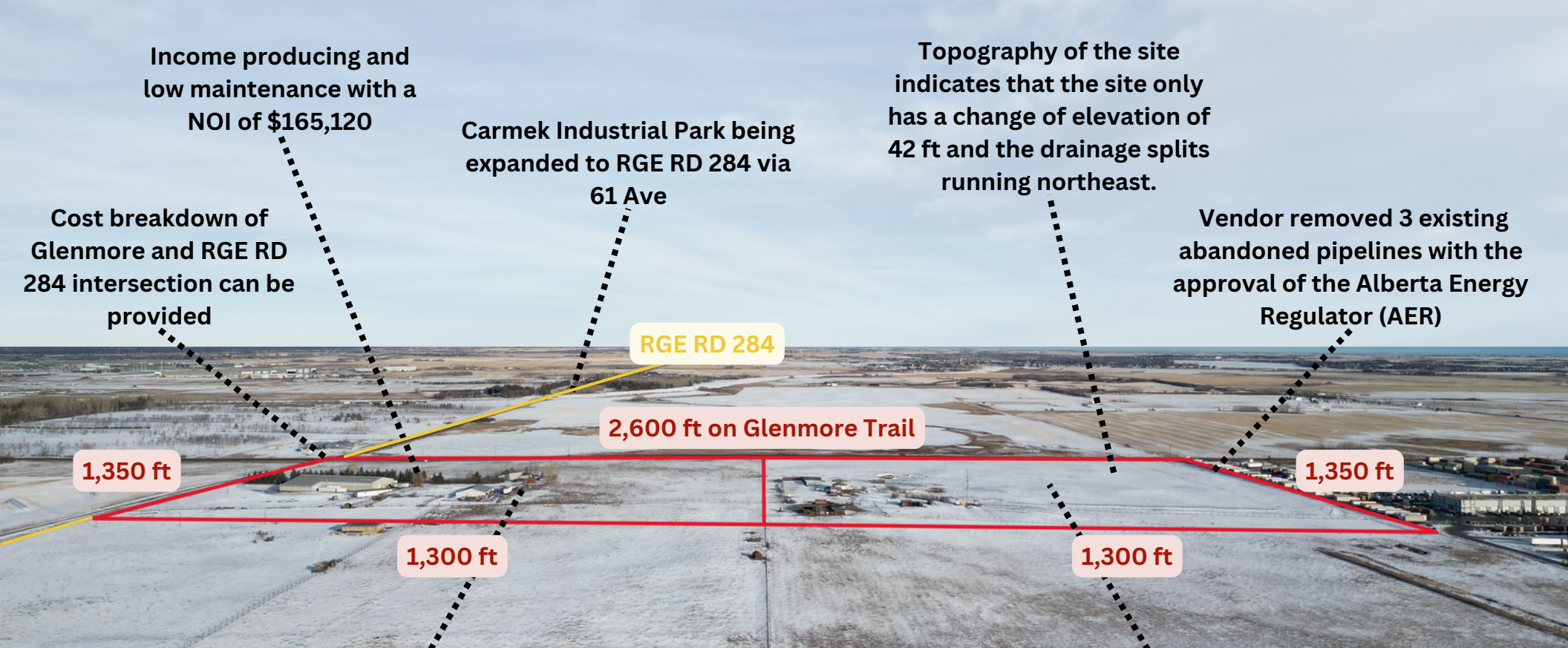
[tpunt@romanre.com](mailto:tpunt@romanre.com)

Dino Truant

403-399-5279

[Dino.Truant@romanre.com](mailto:Dino.Truant@romanre.com)





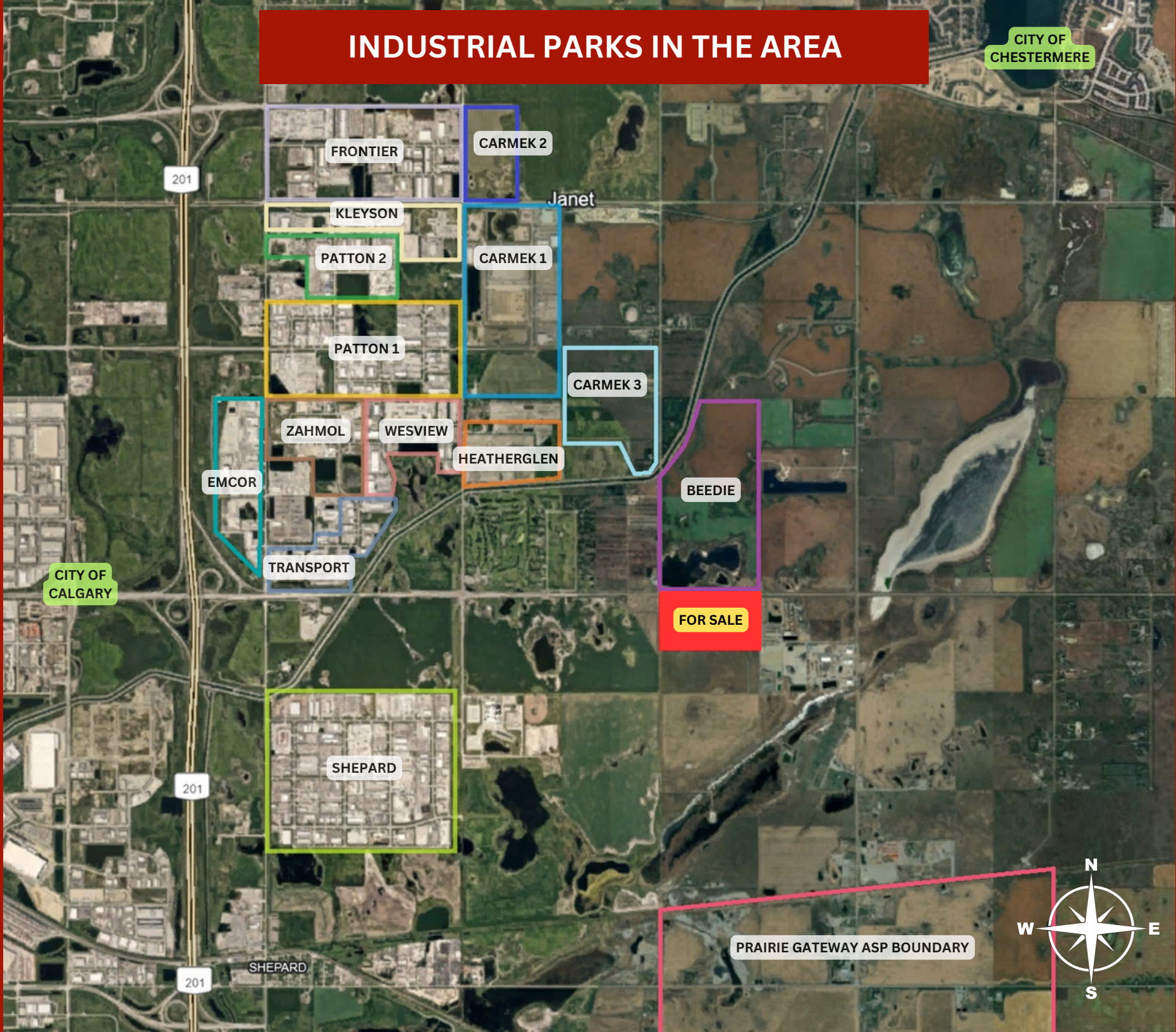
233222 & 233226 RGE RD 284		<b>Permitted Uses:</b> Accessory buildings Commercial Communications Facilities (Types A, B, C) Contractor, general Contractor, limited General industry Type I Government Services Offices Patio, accessory to the principal business use Restaurant School or College, Commercial Signs
Legal	9813204;;3	
Zoning	DC159 B-IC, Business Industrial	
Acres	39.93	
Property Tax	\$3,420.00 (2023)	

283135 GLENMORE TRAIL		<b>Permitted Uses:</b> Accessory Buildings Agriculture, general Commercial Communications Facilities (Types A, B, C) Contractor, general Contractor, limited General/Industry Type I General/Industry Type II Government Services Outdoor storage, truck trailer Signs Truck trailer service Warehouse
Legal	9810955;;1	
Zoning	DC159 I-IA, Industrial Activity	
Acres	38.72	
Property Tax	\$2,724.00 (2023)	



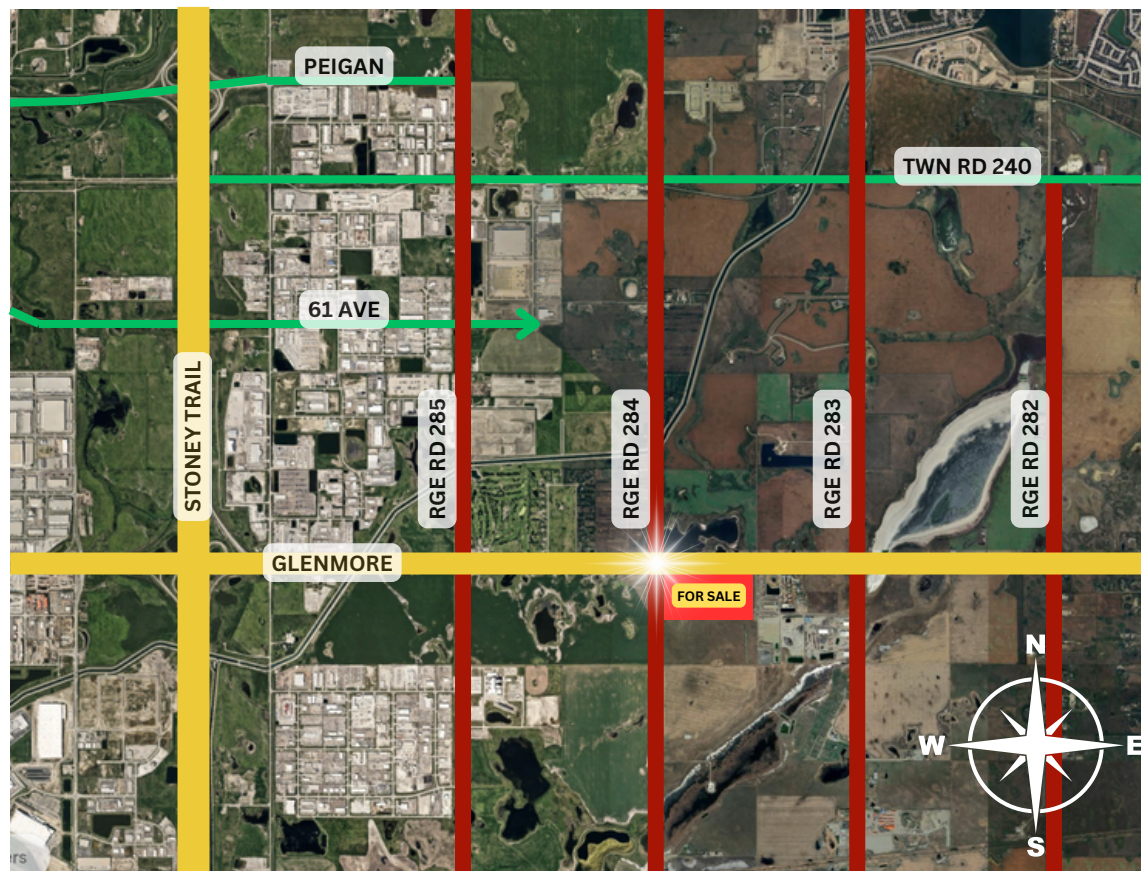
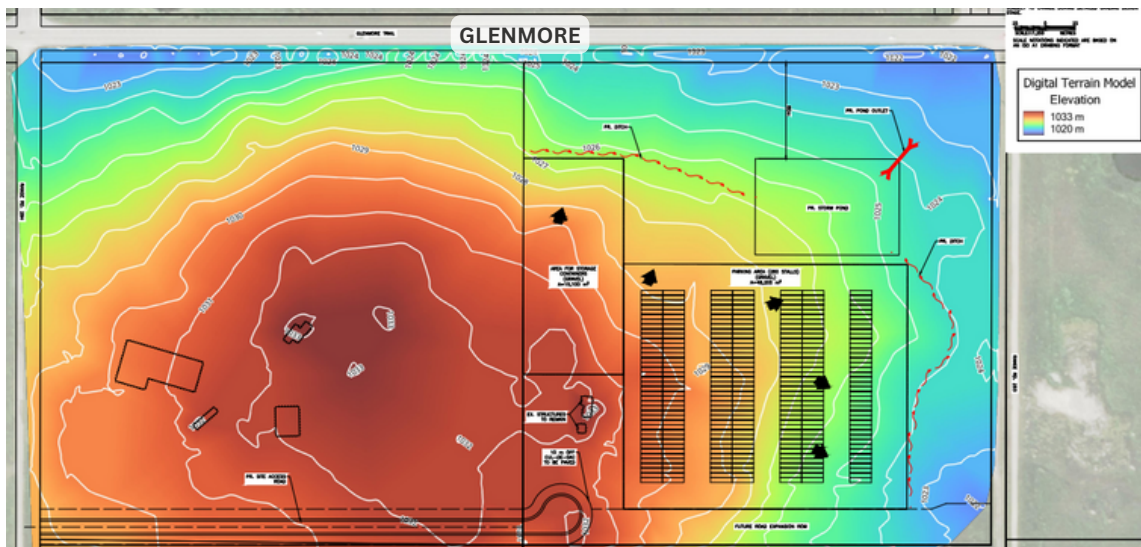
# INDUSTRIAL PARKS IN THE AREA

CITY OF  
CHESTERMERE





# DETAILS ABOUT THE SITE



## Glenmore 284 - 80 acre Project Site Work Budget

	Total	Per Acre
Lot 1 acre	38.72	
Lot 3 acre	39.93	
Land Price	\$ 16,516,500.00	
MR 10% (est)	7.87	
South Road Loss Under Storm Ditches (est)	2.89	
Main Stormwater Pond Vol per m3 (est)	145,631.84	
Stormwater Pond Vol per acre (est)	8.99	
Stormwater Area per acre 0% discharge (est)	9.40	
Stormwater Area percentage of land (est)	12%	
Usable Land Area (est)	58.49	
Useable Land Area per acre (est)		\$ 282,369.83
Note: To be confirmed when Geotechnical is completed		
Equipment 12 weeks (est)	\$ 1,306,800.00	\$ 22,341.35
Engineering/Drawings/Testing (est)	\$ 150,000.00	\$ 2,564.43
GC (plug) (est)	\$ 100,000.00	\$ 1,709.62
Pond Liner (\$.20 psf) (est)	\$ 79,817.28	\$ 1,364.57
Fire House (plug) (est)	\$ 50,000.00	\$ 854.81
Road Work Budget (est)	\$ 1,750,000.00	\$ 29,918.40
Traffic Light (est)	\$ 1,000,000.00	\$ 17,096.23
Levys (est)	\$ 291,409.33	\$ 4,982.00
Fencing/Gates (\$25/lineal foot) (est)	\$ 190,000.00	\$ 3,248.28
Gravelling/Geotextile (est)	\$ 2,924,621.90	\$ 50,000.00
<b>Conservative</b>	<b>\$ 24,359,148.51</b>	<b>\$ 416,449.53</b>

**Note: All numbers are estimates and for discussion purposes**

Roman Real Estate (2009) Ltd. have obtained this information from sources deemed reliable and while thought to be correct, have not been verified. We do not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.





# Development Permit application for General Industry (Type II) and Outdoor Storage, truck trailer and over height fencing has been conditionally-approved!

Control the outcome of this intersection



Be the builder that makes Calgary go East



Build a shop suitable for your company



Capitalize on under utilized land



Develop with adjacent Industrial Park





# FOR SALE

**283135 GLENMORE TRAIL**

**233222 & 233226 RGE RD 284**



## Agent is in Possession of the Following

- ASPs
- Surveys
- Topographical Survey (1m)
- Conceptual Drainage Layouts
- Geotechnical (on order)
- Biophysical Impact Study (BIA)
- Area Pipeline Removal
- Phase 1 Environmental
- Sweep Path (Parking) Analysis
- Drone Footage
- Building pictures
- Rent Roll
- Zoning
- Land Titles
- Property Assessments
- Traffic Study
- Surrounding Property Owners
- Construction Quotes

Roman Real Estate (2009) Ltd. have obtained this information from sources deemed reliable and while thought to be correct, have not been verified. We do not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



**ROMAN**  
Real Estate

Call a Roman Agent to chat about this property, area and the forever changing Rocky View County.

### Roman Agents

Tom Punt  
403-809-4003  
tpunt@romanre.com

Dino Truant  
403-399-5279  
Dino.Truant@romanre.com

Dan Luijkx  
403-701-0176  
dluijkx@romanre.com

Roman Real Estate (2009) Ltd.

Unit 3, 11651 40 St SE  
Calgary, Alberta T2Z 4M8  
RomanRE.com