

TRIBUNE
DEVELOPMENTS



EASTPOINT **business park**

41.41 ACRES OF INDUSTRIAL LAND FRONTING 52 STREET SE

PARCELS AVAILABLE FOR PRE-SALE

CMS Real Estate Ltd

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VIEW ONLINE: EASTPOINTBUSINESSPARK.COM



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MINUTES AWAY FROM MULTIPLE MAJOR THOROUGHFARES

PROPERTY OVERVIEW

Situated on 41.41 acres in Calgary's South East Industrial sector, East Point Business Park will consist of land use designations of Industrial General (17.34 acres) and Industrial Commercial (18.91 acres).

Directly fronting 52nd Street SE, East Point Business Park is exposed to 28,000 cars per day. Located within walking distance to International Avenue (17th Ave SE) the business park is positioned to take advantage of numerous amenities in the area including the recently constructed BRT (Bus Rapid Transit) which provides direct access to the Downtown core.

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CONNECTIVITY

East Point Business Park offers direct access to a range of major thoroughfares.

With its excellent connectivity to these transportation routes, East Point Business Park provides a significant location advantage to light industrial businesses and companies operating in the distribution and logistics industry.

TRANS-CANADA HWY	4 km
DEERFOOT TRAIL	4.5 km
PEIGAN TRAIL	1.5 km
DOWNTOWN	12 km
STONEY TRAIL	3.5 km
GLENMORE TRAIL	5.5 km
17TH AVENUE SE	0.5 km
AIRPORT	18 km

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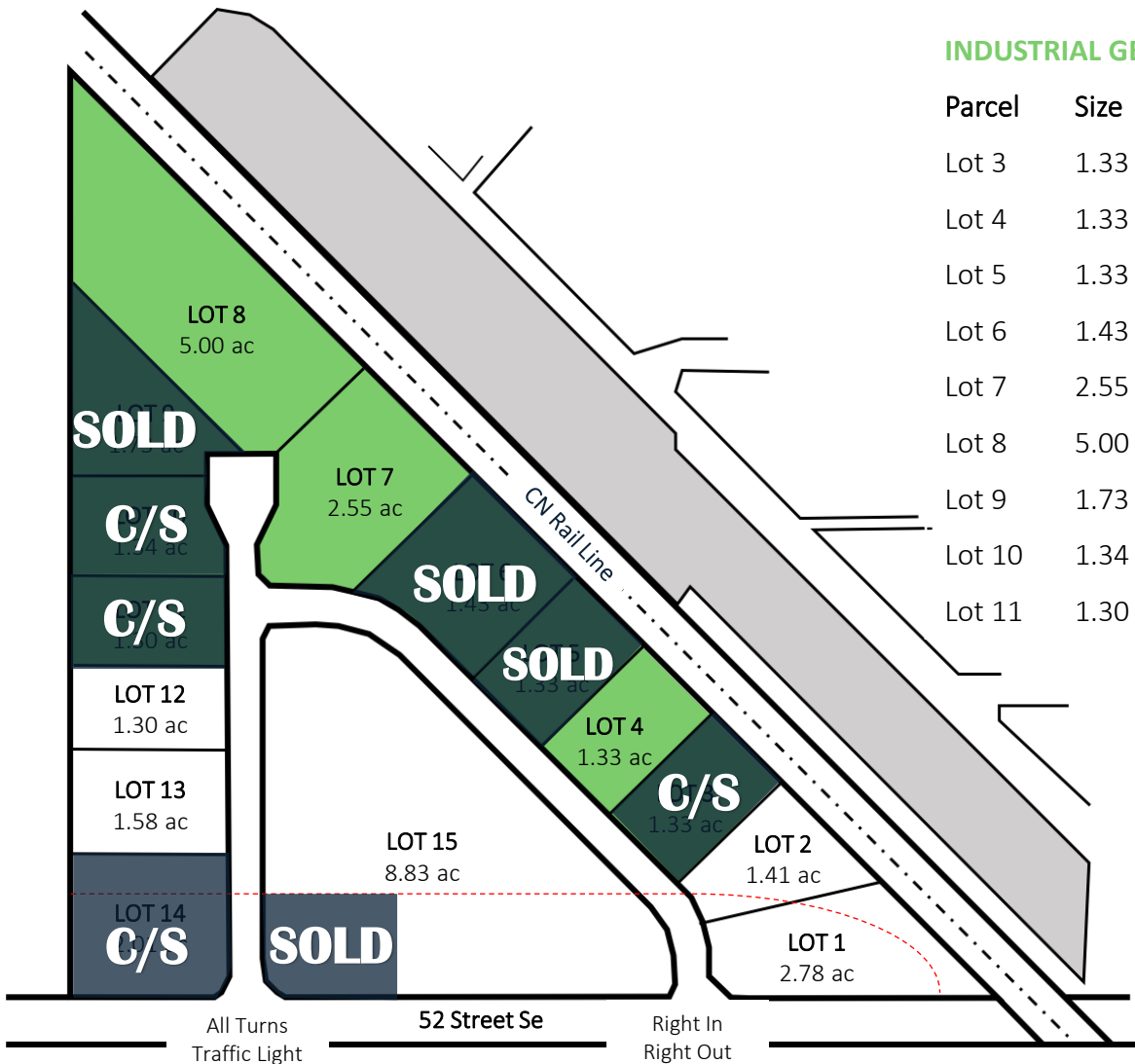
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INDUSTRIAL GENERAL (I-G)

Parcel	Size	Price/Acre	Price
Lot 3	1.33 ac	\$750,000	\$997,500
Lot 4	1.33 ac	\$750,000	\$997,500
Lot 5	1.33 ac	\$750,000	\$997,500
Lot 6	1.43 ac	\$750,000	\$1,072,500
Lot 7	2.55 ac	\$725,000	\$1,848,750
Lot 8	5.00 ac	\$700,000	\$3,500,000
Lot 9	1.73 ac	\$700,000	\$1,211,000
Lot 10	1.34 ac	\$750,000	\$1,005,000
Lot 11	1.30 ac	\$750,000	\$975,000



* Landfill setback indicated by dotted red line

PROPOSED INDUSTRIAL GENERAL ZONING

TOTAL I-G LAND	17.34 ac
I-G TOTAL BUILD OUT POTENTIAL	265,000 sf
LOTS RANGING FROM	1.30 – 5.00 ac
CONTIGUOUS OPTIONS AVAILABLE	

POTENTIAL RAIL ACCESS

Potential rail access to the neighbouring CN Rail line via construction of a spur on the West corner of the property. Rail spur can potentially run parallel to either the north or south site boundaries.

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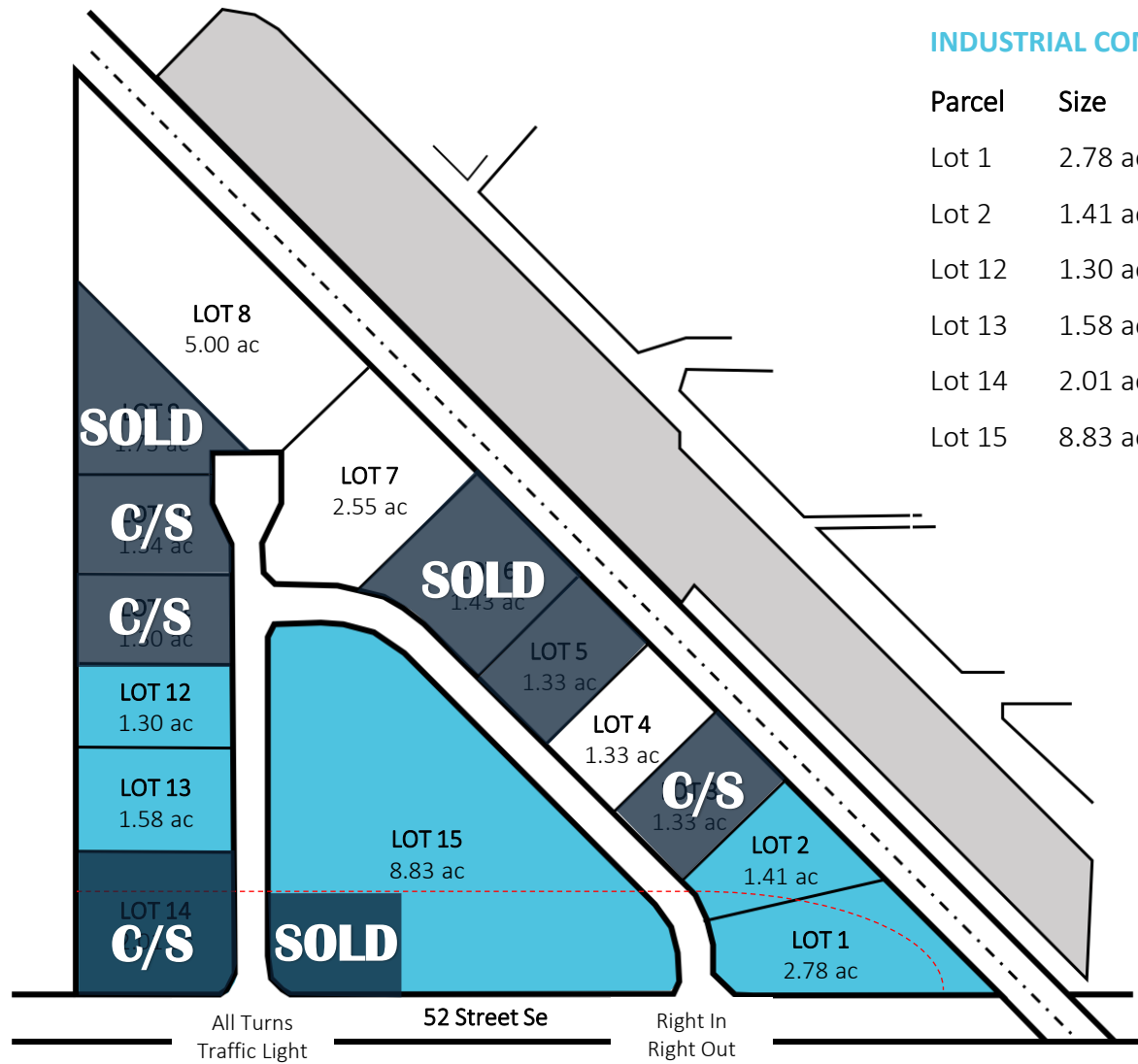
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INDUSTRIAL COMMERCIAL (I-C)

Parcel	Size	Price/Acre	Price
Lot 1	2.78 ac	\$875,000	\$2,432,500
Lot 2	1.41 ac	\$850,000	\$1,198,500
Lot 12	1.30 ac	\$850,000	\$1,105,000
Lot 13	1.58 ac	\$875,000	\$1,382,500
Lot 14	2.01 ac	\$950,000	\$1,909,500
Lot 15	8.83 ac	Market	Market



* Landfill setback indicated by dotted red line

PROPOSED INDUSTRIAL COMMERCIAL ZONING

TOTAL I-C LAND	18.91 ac
IC TOTAL BUILD OUT POTENTIAL	299,000 sf
LOTS RANGING FROM	1.30 – 9.83 ac
CONTIGUOUS OPTIONS AVAILABLE	

PROPOSED ROAD LAYOUT

CONTROLLED INTERSECTION	South access
RIGHT IN RIGHT OUT	North access



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The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice. The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.

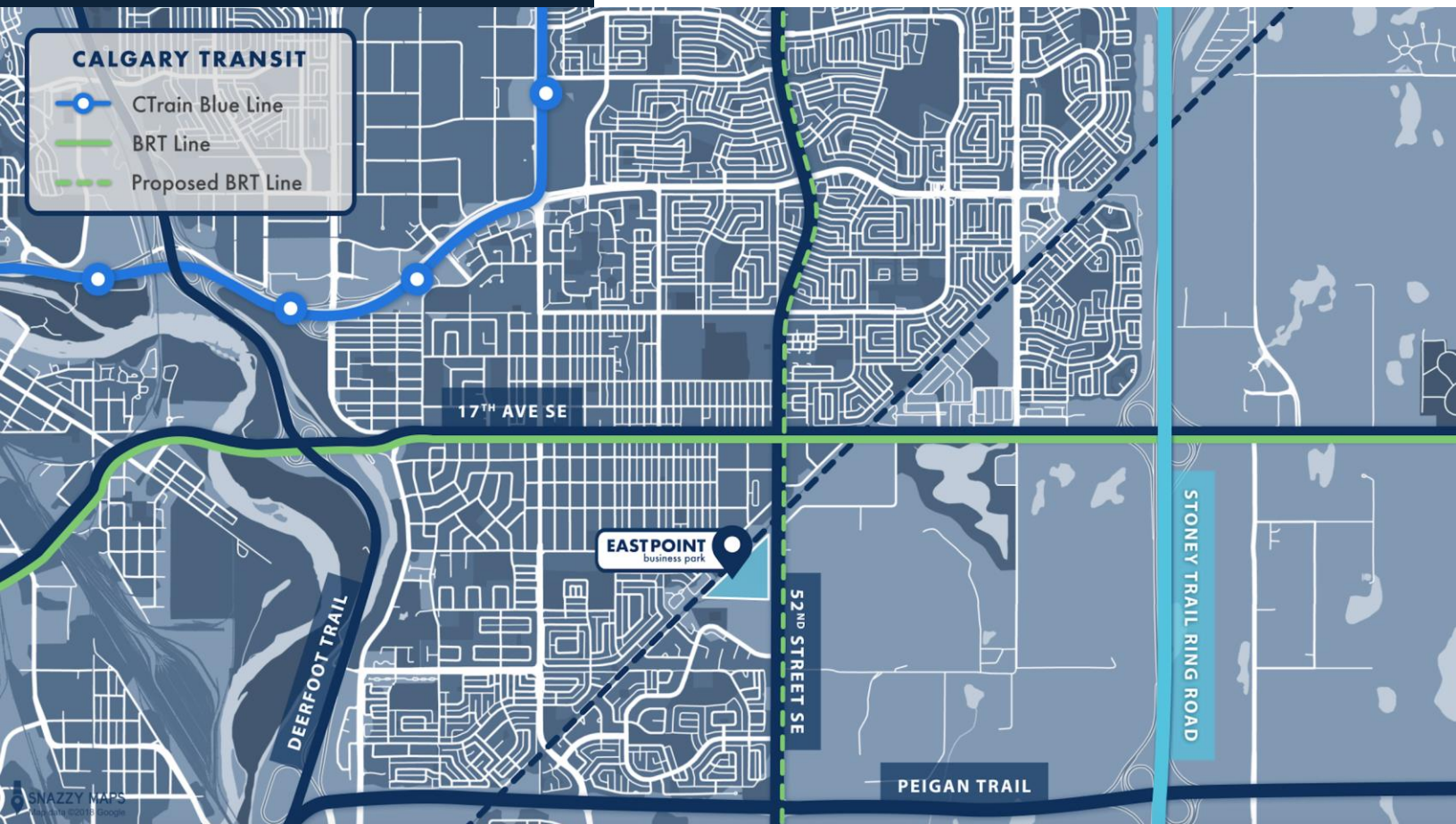
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TRANSIT

The newly constructed MAX Purple BRT line runs directly down 17th avenue SE between Downtown and East Hills, providing exceptional transit connectivity to the surrounding area. Stops are located along this route at:

52nd Street SE
44th Street SE
33rd Street SE
9th Avenue SE

In addition to the BRT there are nine transit routes in close proximity to the development with three new bus stops to be constructed directly in front of East Point Business Park.



17th Avenue SE Bus Rapid Transit

0.5 km North of East Point Business park

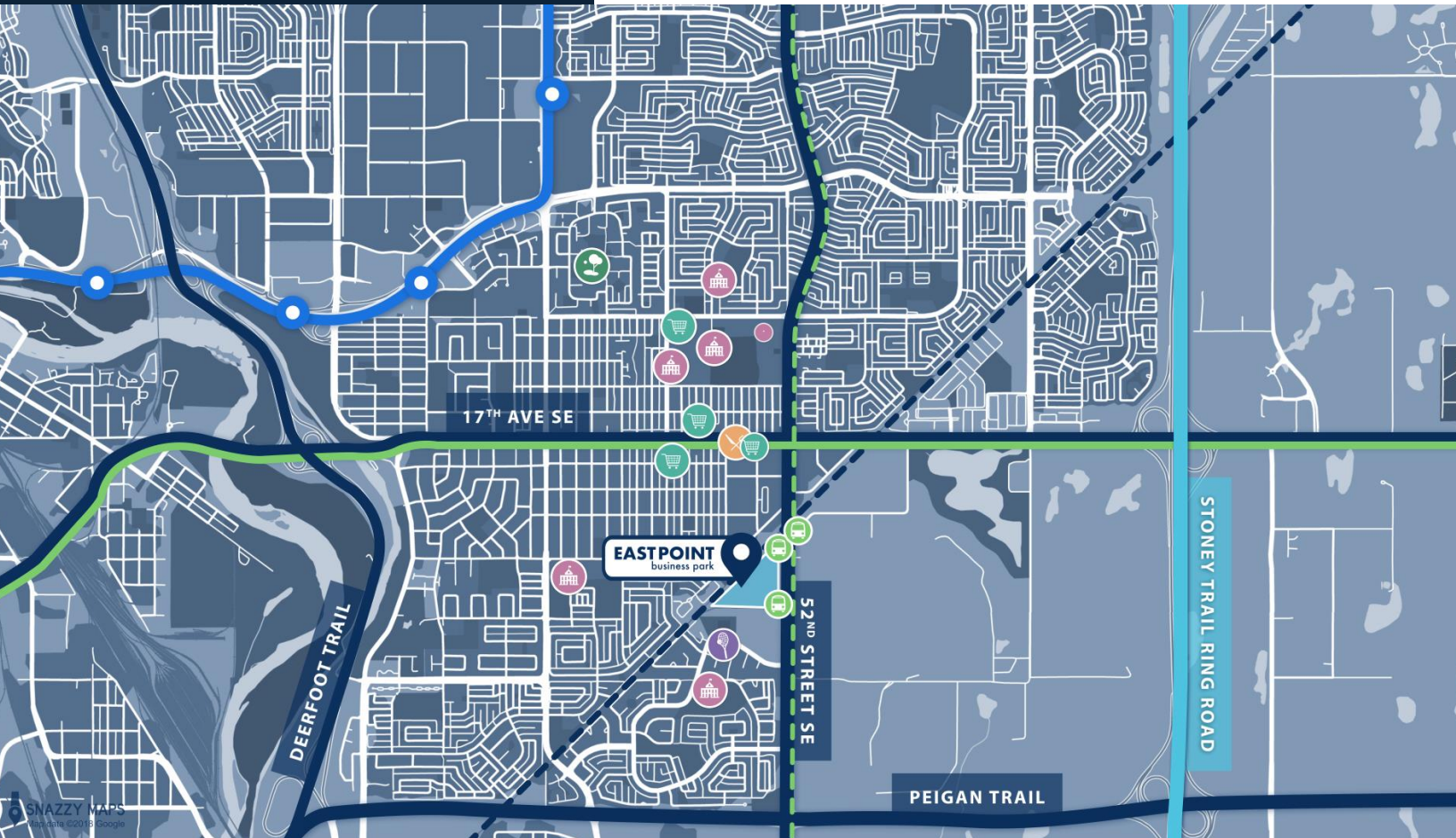
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AMENITIES

East Point Business Park is conveniently located in close proximity to a wide range of services, restaurants, retail options and professional services for your business and its employees.

Blocks away from East Point is The newly constructed BRT line which provides direct access to the downtown area and all of the amenities it has to offer.



Brewsters Restaurant and Pub

3 km South of East Point Business park

TRIBUNE DEVELOPMENTS

A Calgary-based company comprising a group of industry professionals with a proven track record in all aspects of commercial real estate development

Our team has worked with countless businesses in a wide variety of industries with the goal of delivering the highest quality product to exceed your commercial real estate requirements.

From site selection and acquisition to remediation, design, and construction, our expertise adds value. Working closely with our clients throughout every phase of the real estate process with the goal of developing real estate that elevates communities.

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PRE-SALE INQUIRIES

Contact CMS Real Estate Ltd. today for more sales information and finance options



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