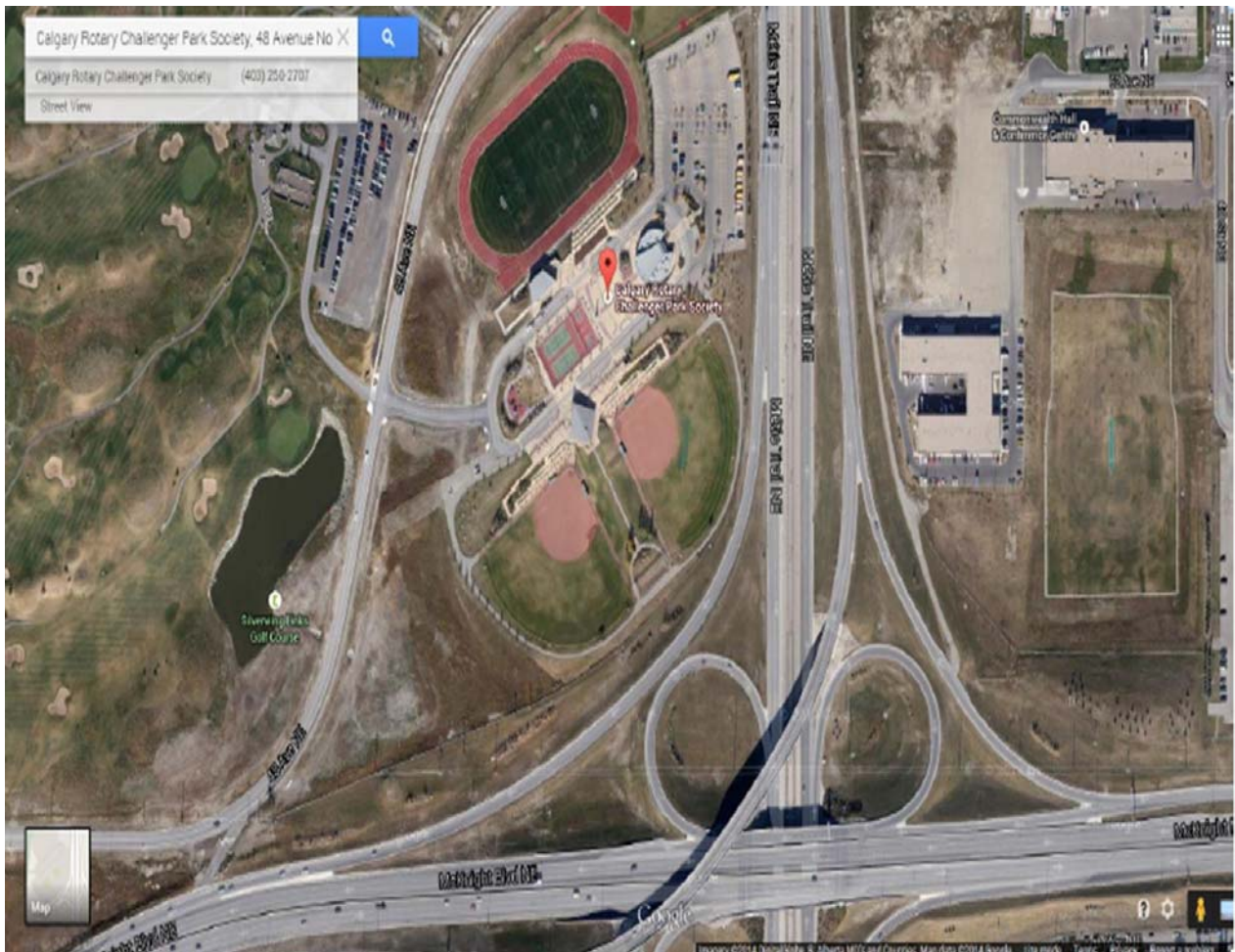


FOR LEASE

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 – 48th
Ave N.E.**

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

Presented By:

Bob Vesey

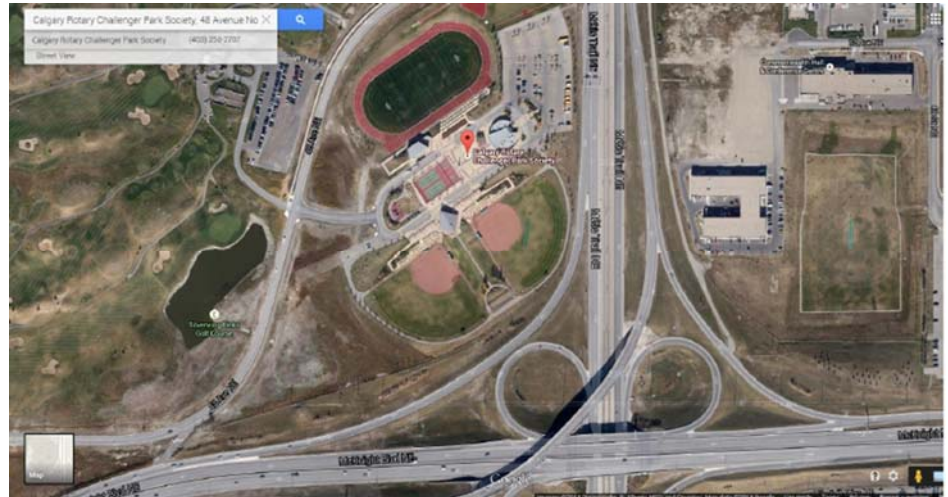
Broker//Director

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 48th Ave
and 36th 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.

Airport Recreation District

PURPOSE

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

USES

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

East Airfield Light Industrial District

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.

USES

Agriculture	Liquor stores
Airport maintenance and operational facilities	Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products
Amusement arcades	Mechanical reproduction and printing establishments
Ancillary retail - manufacturing	Meteorological installations
Ancillary retail - non-manufacturing	Mobile equipment yards
Athletic and recreational facilities	Navigational aid facilities
Auction halls	Nurseries and greenhouses
Auto body and paint shops	Offices
Automotive sales and rentals	Outside storage (screened)
Automotive services	Parking areas and structures
Automotive specialties	Parks and recreation areas
Billiard parlours	Petroleum and natural gas equipment yards (screened)
Bonded yards	Private clubs and organizations
Bottle return depots	Production, processing, movement or storage of materials, goods or products
Child care facilities	Public and quasi-public buildings
Cleaning, servicing, testing, or repairing	Radio and television studios
Commercial schools	Recreational and commercial vehicle repair, service, sales and rental
Crematoriums and columbariums	Restaurants
Custodial quarters	Tree farms
Drinking establishments	Utilities
Emergency response services	Vehicle and recreational vehicle storage
Entertainment establishments	Veterinary clinics
Essential airport services	Veterinary hospitals
Farmer's markets and flea markets	Warehouse stores
Financial institutions	Warehouses
Government agencies	
Grocery stores	
Hotels	
Implement dealers	
Intensive agricultural uses	
Kennels	
Laboratories	

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  and contains 140.97 ha.
7. Bearings are grid and are derived from ASCM's No. 149583 & 291898

DATUM : NAD 83

