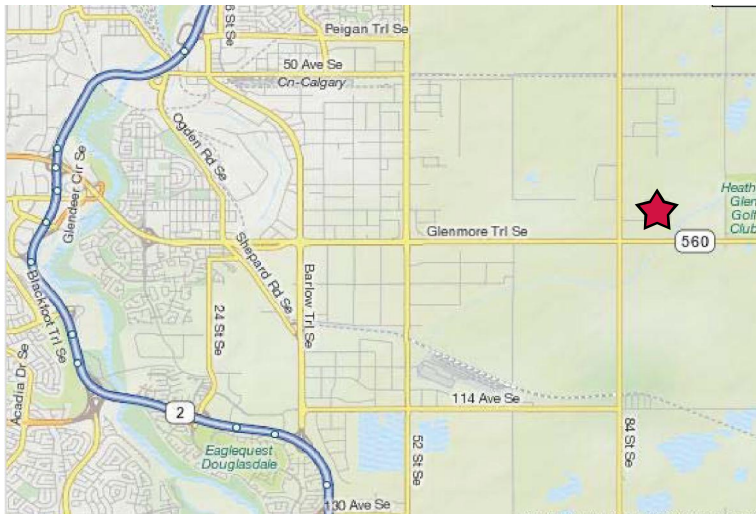


**FOR SALE**  
**Industrial Development Site**  
**97 Prairie Place SE**  
**Calgary, AB**



**Highlights**

- 4.7 acres of land zoned B-2 (General Business District) on the northeast quadrant of Glenmore Trail and 84th Street S.E.
- Property is improved with 1,000 square foot (±) free-standing office, concrete pad, gravel driveway, yard and two storm water retention areas.
- Property is leased until August 2011.

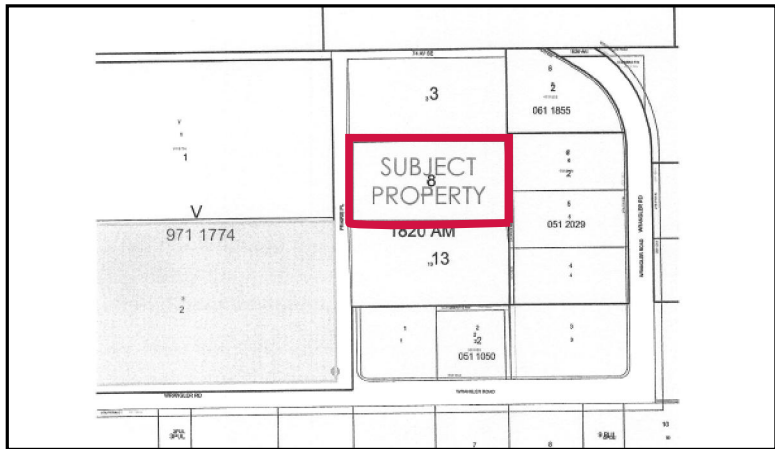
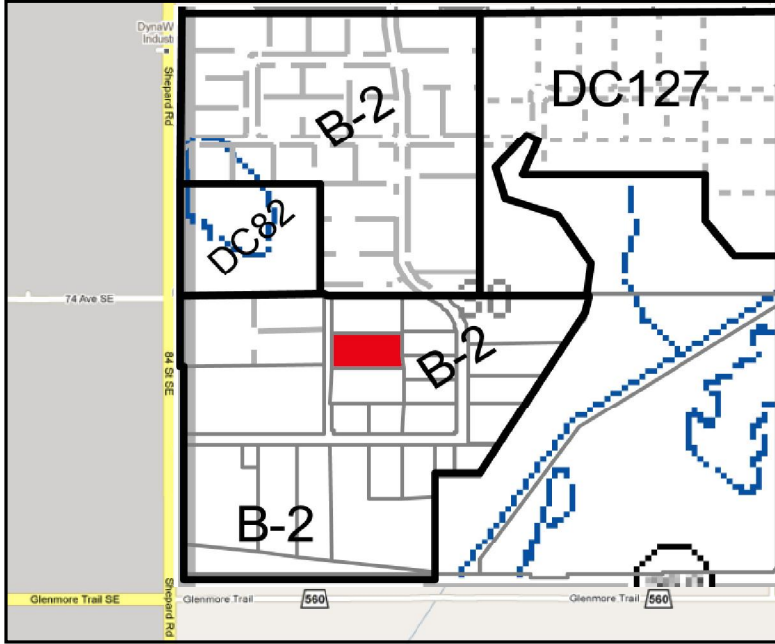
**FOR FURTHER INFORMATION, PLEASE CONTACT:**

**Shane Olin**  
solin@naicalgary.com  
Direct: (403) 313-5305

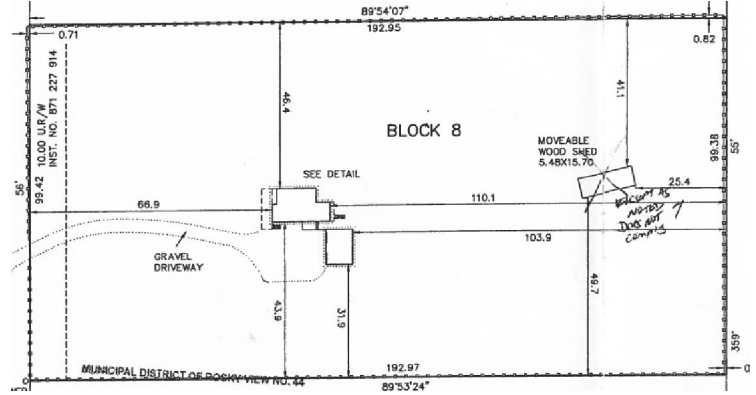
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dgoldstrom@naicalgary.com  
Direct: (403) 291-8864

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**Area Plans**



**Site Plan**



**Property Description**

**Lot Size:** 4.7 Acres  
**Zoning:** B-2 (General Business District)

**Current Lease Terms**

**NOI:** \$96,000 per annum  
**Expiry:** July 2014  
**Sale Price:** \$1,699,000

**Area Developments**



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Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified by Purchaser prior to purchase.

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