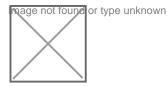


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

12416 BARLOW TRAIL NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 32402

MLS ID: A2262278

\$1,611,175



AMANDEEP GILL

(587) 969-2259

■ Royal LePage METRO

403-400-0000

12416 Barlow Trail NE, Calgary, Alberta T3N 2P8

Transaction Type

For Sale

Subdivision

Stonegate Landing.

Property Type

Commercial

Building Area (Sq. Ft.)

3791.00

Lot Size (Acres)

1.96

Reports

Building Plans, Floor Plans

Days On Market

9

Year Built

2026

Property Sub Type

Industrial

Building Area (Sq. M.)

352.19

Inclusions

N/A

Zoning

I-G

Structure Type

Industrial

Legal Plan

1612601

Lot Size (Sq. Ft.)

85563

Restrictions

None Known

Outstanding opportunity to purchase or lease a brand-new up to 32,000 sq. ft. industrial plaza located in the rapidly expanding Stonegate Business Park in Northeast Calgary. This premier development is strategically positioned with excellent access to Stoney Trail, Deerfoot Trail, and Airport Trail, offering seamless connectivity across the city and to Calgary International Airport. Zoned I-G (Industrial General), the property is designed to accommodate a wide range of industrial and commercial uses, including warehouse, distribution, light manufacturing, service, and showroom operations. The plaza features modern construction, high clear ceilings, grade-level loading doors, and ample on-site parking, with the flexibility for customized unit sizes and optional mezzanine build-outs. This project presents an ideal opportunity for owner-users and investors seeking high-quality, functional industrial space in one of Calgary's most active and accessible industrial corridors. Units available for both sale and lease.

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