

6123 84 Street SE
Calgary, Alberta

MLS # A2182938



\$4,650,000

Division: Shepard Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,500 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Attention all trucking companies! Here is a fabulous, and rare opportunity to own 9.93 Acres industrial, graveled parcel of land. The property has a highly desirable and versatile (I-G) Industrial - General zoning, generally suitable for all kinds of trucking operations. Enhance your trucking business by owning this convenient commercial land. The shape is irregular, corner and clear lot. The site has some services, including electricity and telephone. This property boasts a superb location. Convenient access is available from 84th Street & 61st Avenue SE. Glenmore Trail is only 2 km away. Nearby Stoney Trail is only 500 meters away! This assures an easy access to all the major transportation roads. There is a temporary shed that may be taken down. (See last 2 pictures). There are no known environmental concerns or stigma negative intangible value attached to the area. The surface is 8-9" of pitrun and 12" of recycled gravel. The land could be subdivided with a bare land condominium plan. This wonderful property is priced for a quick sale. Book your showing today.