



THE
A-TEAM

**RE/MAX
FIRST**

11000 114 Avenue, Calgary T2P 4K9

MLS® #: **A1226075**

Area:

Listing Date: **06/04/22**

List Price: **\$7,400,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Industrial Land

City/Town:

Calgary

Year Built:

0

Lot Information

Lot Sz Ar:

871,200 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

700

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Irregular Lot

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

Zoning:

Industrial General (1-G)

Remarks

Pub Rmks:

Land for sale on 114 Ave SE Calgary. 20 Acres of graveled and fenced yard. Additional 5.5 acres approved for development. Could bring area to 25 acres. Water act and City of Calgary occupancy approval. Presently used for outside storage and industrial use. Zoned i-G industrial general. Limited service with natural gas at entrance and electricity on site. New chain link fencing just installed.. 114 Ave Se is main access road to new CP Intermodal Yard being developed. Possible partial financing and lease back to seller. Being used for outside and trailer storage. Seller is prepared to lease back 9 acres or more long term. Some financing may be available OAC.

Inclusions:

NONE

Property Listed By:

RE/MAX LANDAN REAL ESTATE

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123