



THE A-TEAM

RE/MAX FIRST

207 61 Avenue, Calgary T2H 0R4

MLS®#: A2011975 Area: Manchester Industrial Listing Date: 11/14/22 List Price: \$1,700,000
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: 36,154 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 0
Low Sqft:
Ttl Sqft:

DOM
737
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:

Parking
Ttl Park: 0
Garage Sz:

Access: Accessible to Major Traffic Route, Direct Access, Major Shopping Nearby, Paved Road, Public Transportation Nearby

Lot Feat:
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities:
Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-headers for Room and Level.

Title: Fee Simple
Legal Desc: 5444W
Zoning: IC

Remarks

Pub Rmks: 0.8278 Acres For Sale in Manchester Industrial. Amazing location just a 5 minute walk to chinook station and a 10 minute walk to Chinook Centre. This land is Zoned IC which is Industrial Commercial and allows for both light industrial and retail uses. The fence shown in the picture has been removed. There is an environmental

land fill setback that cuts through this property from the old 'Springbank Landfill' on the corner of Blackfoot Trail and Glenmore Trail where the base ball diamonds are. There is potential to get a food use approved on this site however it would be subject to a variance report. This land is serviced. There is currently an old 5,100 Sq. Ft. metal building on the site but there are plans to demolish. Current electrical supply is 400 Amps 3 phase. This sale is part of an approved subdivision which has not yet been registered. The subdivision will be registered subject to a sale. The current property taxes shown are for the entire site which is 3.61 Acres and therefor not reflective of a smaller 0.8273 Acre site.

Inclusions:

N/A

Property Listed By:

**MANCHESTER PROPERTIES INC.**

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