



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3413 84 Street, Calgary T1Y 7H3**

MLS® #: **A2103454**

Area: **NONE**

Listing Date: **01/24/24**

List Price: **\$7,499,900**

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:

**1,216,195 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**115**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

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

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

**Fee Simple**

Legal Desc:

**9110390**

Zoning:

**S-FUD**

Remarks

Pub Rmks:

**ANOTHER SOLID INVESTMENT OPPORTUNITY - 27.92 (+/-) ACRES INDUSTRIAL LAND WITHIN CALGARY CITY LIMITS - ZONED S-FUD (Special Purpose - Future Urban Development (S-FUD) District) - POTENTIAL FOR TRUCKYARD, TRUCKING OPERATIONS AND STORAGE IN THE FUTURE! Easy access to STONEY TRAIL, HIGHWAY 1 (16 AVE NE), MCKNIGHT BLVD AND 100 ST NE! Fantastic Investment Property for DEVELOPERS/INVESTORS! Close proximity to community of Homestead!**

Inclusions:

**N/A**

Property Listed By:

**Real Broker**



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





