



THE
A-TEAM

**RE/MAX
FIRST**

6915 40 Street, Calgary T3J 4H2

MLS®#: **A2120606**

Area: **Saddleridge
Industrial
Calgary**

Listing Date: **04/08/24**
Change: **None**

List Price: **\$3,600,000**

Status: **Active**

Association: **Fort McMurray**



General Information

Prop Type:
Sub Type:
City/Town:
Year Built:
Lot Information
Lot Sz Ar:
Lot Shape:

**Land
Industrial Land
Calgary
0
195,323 sqft**

Finished Floor Area

Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

41

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **2474JK**

Zoning: **I-O**

Remarks

Pub Rmks: **4.48 ACRES OF PRIME LAND (ZONED I-O) IN NE CALGARY - Perfect for Trucking Storage and Operation - Surrounded by light industrial and storage areas - CLOSE TO AIRPORT - MULTIPLE ACCESS ROUTES WITH EASY ACCESS TO HIGHWAYS SUCH AS MCKNIGHT BLVD NE, METIS TRAIL NE, DEERFOOT TRAIL NE AND STONEY TRAIL NE!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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



