



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10620 36 Street, Calgary T3N 2A3**

MLS®#: **A2121565**

Area: **Stoney 3**

Listing Date: **04/09/24**

List Price: **\$4,499,900**

Status: **Pending**

County: **Calgary**

Change: **-\$250k, 22-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Commercial Land**

City/Town:

**Calgary**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**98,490 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**39**

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

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**1811949**

Zoning:

**DC**

Remarks

Pub Rmks:

**Prime location and value is here. This FULLY SERVICED, PAVED AND FENCED 2.26-acre commercial land (zoned DC) approved for car sales. Lots of future potential. The tenants pay \$25,000.00 per month rent and would like to stay they will sign 2 years lease with the new owners. Location location within a 5-minute drive to**



Inclusions:  
Property Listed By:

Calgary International Airport, HWY #2 (Deerfoot Trail), Stoney Trail (ring road) and NE auto mall on Country Hills Blvd. Call your favourite Realtor for questions  
n/a  
RE/MAX Real Estate (Mountain View)

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





