4120 13A Street, Calgary T2G 3J6

MLS®#:	**A2132458**	Area:	**Alyth/Bonnybrook**	Listing Date:	**05/14/24**	List Price:	**$1,630,000**	
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: **33,939 sqft**
Lot Shape: **Irregular Dimensions**

Access: **Direct Access**
Lot Feat: **Irregular Lot**
Park Feat:

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

DOM
191

Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking
Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities: **Cable Available,Electricity Available,Natural Gas Available,Phone Available,Water Available**

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions

Title:	Zoning:
Fee Simple	**i-R**
Legal Desc:	**7160AN**

Remarks

Pub Rmks: **Just under 34,000 square feet of land zoned Industrial Development (I-R). Triangular piece with street frontage on three sides. No environmental report is available nor has one been ordered. There is a massive amount of scrap metal on the site. That scrap metal is owned by the current tenant. Permitted uses include a wide range of businesses. Artist's Studio, Auto Body and Paint Shop, Auto Service, Brewery, Winery and Distillery, Car Wash, Motion Picture Production Facility, Recyclable Material Drop-Off Depot, Vehicle Storage, Discretionary Uses Include but are not limited to: Auction Market, Building Supply Centre, Bulk Fuel Sales Depot, Outdoor Cafe, Salvage Yard and Self Storage Facility. The brochure for the property contains additional zoning information. An inner city development opportunity in one of Calgary's first industrial parks.**

Inclusions: **N/A**

Property Listed By: **CIR Realty**

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