



THE
A-TEAM

**RE/MAX
FIRST**

14045 36 Street, Calgary T3N 1A3

MLS®#: **A2135452**

Area: **Stoney 4**

Listing Date: **06/13/24**

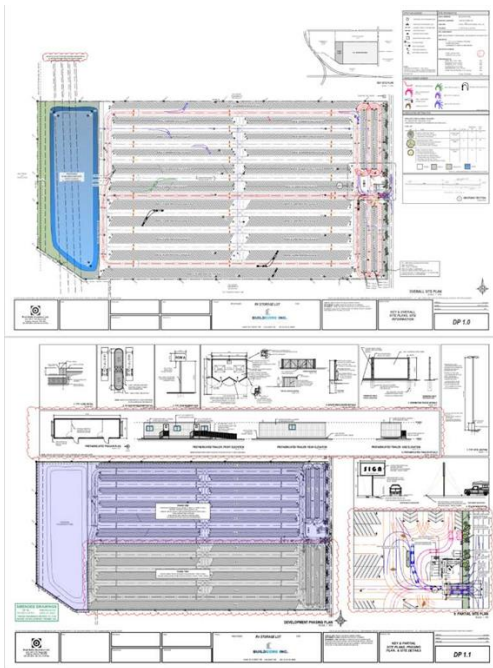
List Price: **\$35,000,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Commercial Land

City/Town:

Calgary

Year Built:

0

Lot Information

Lot Sz Ar:

3,495,254 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

95

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

Title: **Fee Simple**
Legal Desc: **0**

Zoning: **S-FUD**

Remarks

Pub Rmks: **DP Approved for RV storage of 2,350 stalls for small ,medium large and X large parking Calling all savvy investors! Deep Northeast Calgary is booming with tons of new and young communities being fueled by the phenomenal access to major through fares - this is your chance to own 80.30 acres in the heart of the action! Invest in this future commercial development site that is within the City of Calgary limits, mere minutes to Cross Iron Mall, New Horizon Mall, Amazon facilities, Deerfoot Trail and conveniently located at the junction where Stoney meets 36 Street. Future Blue Train line is very close. Zoned S-Fud with potential for rezoning to Industrial. Start collecting income right away with 2,350 Stalls planned for RV parking. Land will come with all approved permits of RV storage.....**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

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