



THE
A-TEAM

**RE/MAX
FIRST**

4440 76 Avenue, Calgary T3J 4G6

MLS® #: **A2137822**

Area: **Saddleridge
Industrial**

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

List Price: **\$1,750,000**

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: **101,930 sqft**
Lot Shape:

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

DOM

102
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> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple**
Legal Desc: **2472JK**
Zoning: **S-FUD**

Remarks

Pub Rmks: **Attention Investors! 2.34 Acres industrial Land (corner lot) is available in Saddleridge Industrial Park. Located near the Calgary Airport, Metis Trail and Saddletowne Circle. Land use code is S-FUD which could be converted to other industrial use by applying to the city. Property is part of the Saddle Ridge ASP. It could be best for RV parking, truck yard and outside storage. . Please call your favorite realtor to book showing.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Complete Realty**

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