



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7948 36 Street, Calgary T3J 4C9**

MLS® #: **A2147169**

Area: **Saddleridge Industrial**

Listing Date: **07/29/24**

List Price: **\$2,808,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land  
Industrial Land  
Calgary**

Sub Type:

City/Town:

Year Built:

Lot Information

Lot Sz Ar:

Lot Shape:

**181,319 sqft**

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

DOM

**145**

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 Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple**  
Legal Desc: **8510524**

Zoning: **I-O**

Remarks

Pub Rmks: **Click brochure link for more details\*\* Rare northeast industrial sites. Sites can be sold individually or in multiple sites (3.46 acres to 33.79 acres). No building commitment or architectural guidelines. Currently limited serviced land with potential for future services. Immediate access to major northeast roadways and Calgary International Airport.**  
Inclusions: **Call seller directly**

Property Listed By:

**Honestdoor Inc.**

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