

**7721 40 Street, Calgary T3J 4H2**

MLS® #: **A2147215**      Area: **Saddleridge Industrial**      Listing Date: **07/29/24**      List Price: **\$3,950,000**  
 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: **194,903 sqft**  
 Lot Shape:

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

DOM

**116**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**      Zoning: **I-O**  
 Legal Desc: **8510524**

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:  
Property Listed By:

**Call seller directly**  
**Honestdoor Inc.**

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