



THE
A-TEAM

**RE/MAX
FIRST**

4717 144 Avenue, Calgary T3N 1B2

MLS®#: **A2157385**

Area: **NONE**

Listing Date: **09/25/24**

List Price: **\$13,500,000**

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:

877,298 sqft

Lot Shape:

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

DOM

69

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
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Legal/Tax/Financial

Condo Fee:
\$1

Title:
Fee Simple
Fee Freq:
Annually

Zoning:
I-O

Legal Desc: **7610456**

Remarks

Pub Rmks: **Seize the opportunity to invest in this prime 20.14-acre parcel, ideally located on Metis Trail and 144 Ave in Calgary's thriving NE Industrial Hub, home to Amazon, Sobey's, and Walmart distribution centers. Just minutes from Calgary International Airport, CrossIron Mills, and Century Downs Racetrack and Casino, this IO-zoned land offers exceptional potential for RV parking, aggregate storage, truck yards, or light industrial use. Adjacent to Skyview Parking, this property is perfectly positioned for your next venture. Don't miss out on this rare opportunity**

Inclusions:
Property Listed By: **None**
URBAN-REALTY.ca

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