



THE A-TEAM

RE/MAX FIRST

6920 40 Street, Calgary T3J4H2

MLS® #: A2158743

Area: Saddleridge Industrial

Listing Date: 08/20/24

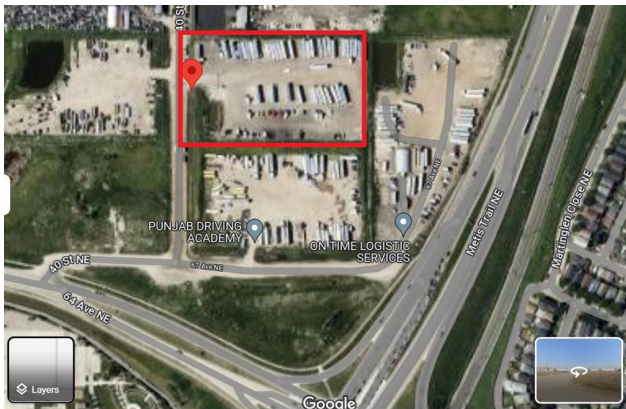
List Price: \$3,699,900

Status: Active

County: Calgary

Change: None

Association: Fort McMurray



General Information

Prop Type: Land  
Sub Type: Industrial Land  
City/Town: Calgary  
Year Built: 0

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

DOM

92  
Layout  
Beds: 0  
Baths: 0.0 (0 0)  
Style:

Lot Information

Lot Sz Ar: 179,031 sqft  
Lot Shape:

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 Legal/Tax/Financial	Level	Dimensions
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Title: Fee Simple  
Legal Desc: 2474JK  
Zoning: I-O

Remarks

Pub Rmks: Explore a prime investment opportunity in the thriving heart of industrial growth—the perfect chance to own your own truck yard in NE Calgary. This approximately 4.11-acre parcel, located in NE Calgary's Saddleridge Industrial area on 40 St NE, offers quick access to Metis Trail, Barlow Trail NE, and 36 Street NE. Ideally situated just minutes from Calgary International Airport, HWY #2 (Deerfoot Trail), Stoney Trail (ring road), bus stops, and the LRT, this fully fenced and gravelled property is zoned I-O (Industrial - Outdoor). This zoning designation is ideal for outdoor storage yards, vehicle storage, parks, small power generation facilities,

utilities, and more. For specific details, refer to the City of Calgary's land use bylaw attached to the listing. The property is fully leased to reliable tenants, generating positive cash flow, with the lease on a month-to-month basis. Seize the moment and secure your business's future with this prime industrial parcel today! Please call for more information.

Inclusions:

NA

Property Listed By:

**PREP Realty**

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