

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**
Lot Information
 Lot Sz Ar: **179,031 sqft**
 Lot Shape:

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

DOM

165
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
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **I-O**
 Legal Desc: **2474JK**

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

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