



9020 36 Street, Calgary T3J 4E3

MLS® #: **A2177355** Area: **Saddleridge Industrial** Listing **11/04/24** List Price: **\$7,000,000**
 Status: **Active** County: **Calgary** Date: Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Commercial Land**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **167,706 sqft**
 Lot Shape:

DOM

110
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Access:
 Lot Feat:
 Park Feat:

Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: Zoning:
Fee Simple **C-COR2**
 Legal Desc: **5390AM**

Remarks

Pub Rmks: **Presenting 3.85 acres of exceptional commercial land approved for C-COR 2 zoning. This versatile property supports numerous development options, such as gas**

stations, dining establishments, retail spaces, office, medical facilities, hotels, and event centers. Located at the intersection of 36th Street NE and 88 Ave, with convenient access from Metis Trail, Airport Trail, and Country Hills Boulevard. Positioned next to This piece is positioned next to Triovest's expansive 210-acre industrial business park and in close proximity to the YYC Airport.

Inclusions:

N/A

Property Listed By:

Century 21 Bravo Realty

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