



THE
A-TEAM

**RE/MAX
FIRST**

9020 36 Street, Calgary T3J 4E3

MLS® #: **A2177355**

Area: **Saddleridge Industrial**

Listing Date: **11/04/24**

List Price: **\$7,000,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:
Sub Type:
City/Town:
Year Built:
Lot Information
Lot Sz Ar:
Lot Shape:

**Land
Commercial Land
Calgary
0**

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

DOM

79
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
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Title:
Fee Simple
Legal Desc:

5390AM

Zoning:
C-COR2

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