



THE A-TEAM

RE/MAX FIRST

10646 74 Street, Calgary T2C 5P5

MLS® #: C4131415 Area: NONE Listing Date: 08/01/17 List Price: \$16,757,850
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Land Industrial Land
Sub Type: Calgary
City/Town: Calgary
Year Built: 0
Lot Information
Lot Sz Ar: 1,035,488 sqft
Lot Shape:

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

DOM
2804
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Access: Direct Access, Paved Road
Lot Feat: Irregular Lot, Level, See Remarks
Park Feat:

Utilities and Features

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

Room Information

Table with 5 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Dimensions

Title: Fee Simple
Legal Desc: 1511571
Zoning: S-TUC

Remarks

Pub Rmks: 23.77 acres. Prime Industrial Land. Located in Point Trotter industrial area. Next to Stony Trail. Great visibility, full city services available. Paved access. Call

Realtor for detailed information price reduction for payment of City levies and site work. Offer over 5 Million will be considered. Largest remaining lot available adjacent to Stoney Trail . Possible usages include, Concrete plant, Equipment sales, Truck and Trailer sales and repair. Large warehousing or outside & inside storage. Trucking crossdocking facility, Limited food processing considered..

Inclusions:

Property Listed By:

RE/MAX LANDAN REAL ESTATE

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