



10646 74 Street, Calgary T2C 5P5

MLS® #: **C4131415** Area: **NONE** Listing **08/01/17** List Price: **\$16,757,850**
 Status: **Pending** County: **Calgary** Date: 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: **1,035,488 sqft**
 Lot Shape:

DOM
2762
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: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: **See Remarks**
 Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
Title: Fee Simple		Zoning: S-TUC			
Legal Desc:	1511571				

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 Stony 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