



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**
 Sub Type: **Industrial Land**
 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

2669
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

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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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 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