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13515 84 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
28313


MLS ID:
A2149049

\$7,845,000



 **RICK BUTZ**
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 MaxWell Capital Realty
 403-253-5678

 13515 84 Street SE, Calgary , Alberta T3S 0A6

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| Transaction Type For Sale | Title Fee Simple | Days On Market 408 |
| Zoning S - FUD | Subdivision Shepard Industrial | Nearest Town Calgary |
| Building Type Mixed Use | Structure Type None | Property Type Commercial |
| Property Sub Type Mixed Use | Legal Plan 8910497 | Building Area (Sq. Ft.) 2279944.00 |
| Building Area (Sq. M.) 211811.97 | Lot Size (Sq. Ft.) 2280366 | Lot Size (Acres) 52.35 |
| Electric Single Phase | Access to Property Direct Access | Inclusions none |
| Restrictions Call Lister | Reports Building Location Certificate | |

Excellent investment opportunity with 52.34 acres of S - FUD { future urban development } land in SE Calgary . This property is just north down the road from Hotchkiss development and across the road from Ralf Klein park . The new ring road borders the west side of the property while 84 street borders the east boundary . This property also sits on the north boundary of the up and coming 130 th avenue overpass .A perfect strategic location with lots of possibilities .There are signs at the north end and at the gate near the south end of the property .

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