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6123 84 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Calgary, Alberta



Listing ID:
30242


MLS ID:
A2213157

\$4,630,000



 **MEL LOEWEN**
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 6123 84 Street SE, Calgary , Alberta T2C 4S1

Transaction Type For Sale	Days On Market 74	Zoning I-G
Subdivision Shepard Industrial	Year Built 2022	Structure Type Other
Property Type Commercial	Property Sub Type Industrial	Legal Plan 7436AF
Building Area (Sq. Ft.) 7500.00	Building Area (Sq. M.) 696.77	Lot Size (Sq. Ft.) 432115
Lot Size (Acres) 9.92	Construction Type Metal Frame,Mixed	Foundation Poured Concrete
Electric 400 Amp Service	Heating Overhead Heater(s),Natural Gas	Lot Features Backs on to Park/Green Space,Irregular Lot,Level,Open Lot
Commercial Amenities Outside Storage,Storage	Access to Property Accessible to Major Traffic Route,Paved Road	Inclusions none
Restrictions Call Lister	Reports Aerial Photos,Survey Plan	

Exceptional 9.92-acre industrial yard with high visibility along Stoney Trail and 61 Avenue SE. Zoned I-G (Industrial – General), this versatile property supports a wide range of industrial and commercial uses. The site is graveled with a solid base of 8–9 inches of pit run topped with 12 inches of recycled gravel. Features include a 26-foot roll-across gate, 1% overland drainage slope to the southwest, and partial servicing with electricity and telephone. There is potential for subdivision under a bare land condominium plan, offering flexibility for future development. Ideally located just 500 meters from Stoney Trail and minutes from Glenmore Trail, with access from both 84 Street and 61 Avenue SE.

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