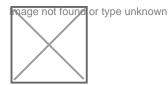


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6123 84 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 30242

MLS ID: A2213157

\$4,630,000



[△] MEL LOEWEN

2 (403) 262-7653

403-262-7653

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

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.)

Structure Type

432115

Lot Size (Acres)

9.92

Construction Type
Metal Frame.Mixed

FoundationPoured 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

Reports

Call Lister 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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