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## 4313R 84 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Calgary, Alberta

**Listing ID:**  
30430


**MLS ID:**  
A2217809

**\$6,200,000**



 **SUNNY PANDHER**  
 (403) 247-7770

 CIR Realty  
 403-247-7770

 4313R 84 Street NE, Calgary , Alberta T1Y 7H3

**Transaction Type**

For Sale

**Days On Market**

67

**Zoning**

DC

**Subdivision**

NONE

**Structure Type**

Office

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

8411222

**Building Area (Sq. Ft.)**

1184.00

**Building Area (Sq. M.)**

110.00

**Inclusions**

NA

**Restrictions**Easement Registered On Title,Road  
Access Agreement**Reports**

Environmental Phase 1,Rent Roll

10.45 Acres of compact gravel Zoned Direct Control which follows I-O guidelines (except for salvage yard). The property does have a residential home which is currently being rented to the caretaker of the property. Current generating a very solid revenue with additional space for continued growth. Electronic key pad gate, security cameras and lighting throughout the yard. This area is surrounded by development with Homestead to the North, Conrich to the East, Princeton by Truman Homes to the south and established Monterey Park to the West. Excellent holding property with great revenue.

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