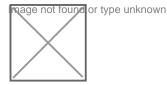


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

**2** (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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