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7020 36 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
35498


MLS ID:
A2312738

\$3,350,000



 **RAMAN CHAHAL**
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 7020 36 Street NE, Calgary , Alberta T3J 4C9

Transaction Type For Sale	Days On Market 1	Zoning DC (pre 1P2007)
Subdivision Saddleridge Industrial	Structure Type None	Property Type Commercial
Property Sub Type Industrial	Legal Plan 2474JK	Building Area (Sq. Ft.) 0.00
Building Area (Sq. M.) 0.00	Lot Size (Sq. Ft.) 195474	Lot Size (Acres) 4.49
Inclusions N/A	Restrictions None Known	Reports None

4.49 Acres of Industrial Land | Fully Fenced Yard | DC Zoning (Pre 1P2007) | Excellent Accessibility | High Exposure Location | Gravelled Storage Yard | Investment Opportunity | Owner-User Potential | Heavy Equipment Storage | Contractor Yard | Truck Parking | Industrial Outdoor Storage | Rare opportunity to acquire a well-located industrial storage yard in the highly desirable Saddle Ridge Industrial area of Northeast Calgary. Situated on approximately 4.49 acres, this expansive property offers exceptional flexibility for a variety of industrial and commercial uses, making it an ideal opportunity for investors, owner-users, contractors, transportation companies, equipment operators, and businesses requiring secure outdoor storage. The property features a large fenced yard with excellent access for commercial vehicles, transport trucks, trailers, heavy equipment, construction materials, and fleet operations. The generous site size provides ample room for storage, maneuverability, and future operational growth. Strategically positioned with convenient access to major transportation corridors, Stoney Trail, Deerfoot Trail, Calgary International Airport, and key industrial districts, this location offers outstanding connectivity throughout Calgary and surrounding regions. Whether you're looking to expand your existing operations, secure a long-term investment, or acquire a versatile industrial asset in one of Calgary's fastest-growing industrial markets, this property presents a unique opportunity with significant upside potential. Industrial land of this size and location rarely becomes available. Contact your REALTOR® today for additional information and to arrange a private tour of this exceptional industrial property.

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