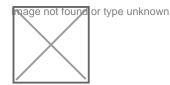


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 13515 84 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

26182

MLS ID: A2149049

\$7,845,000

**△** RICK BUTZ

**2** (403) 253-5678

MaxWell Capital Realty

**403-253-5678** 

13515 84 Street SE, Calgary, Alberta T3S 0A6

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

42

Zoning

S-FUD

Subdivision

Shepard Industrial

**Nearest Town** 

Calgary

**Building Type** 

Mixed Use

Structure Type

Property Type Commercial

**Property Sub Type** 

Mixed Use

Legal Plan

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

8910497

None

2279944.00

Building Area (Sq. M.)

211811.97

Lot Size (Sq. Ft.)

2280366

Lot Size (Acres)

52.35

Electric

**Access to Property** 

**Direct Access** 

Inclusions

none

Restrictions
Call Lister

Single Phase

Reports

Building Location Certificate

Excellent investment opportunity with 52.34 acres of S - FUD { future urban development } land in SE Calgary . This property is just north down the road from Hotchkiss development and across the road from Ralf Klein park . The new ring road borders the west side of the property while 84 street borders the east boundary . This property also sits on the north boundary of the up and coming 130 th avenue overpass .A perfect strategic location with lots of possibilities .There are signs at the north end and at the gate near the south end of the property .

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