

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.

## 10775 146 AVENUE SE FOR SALE



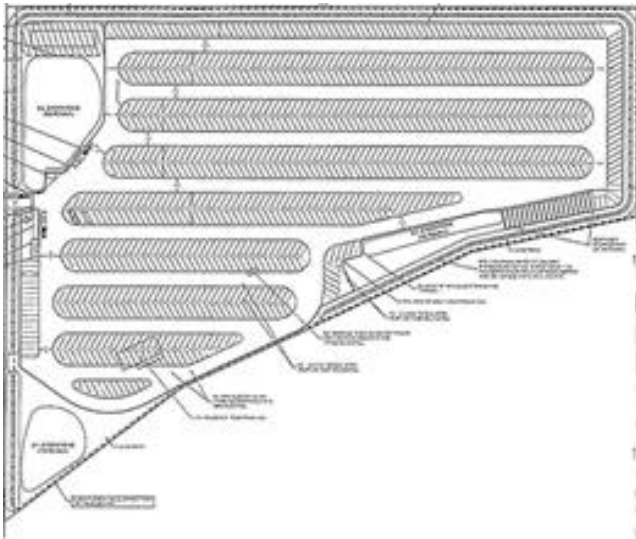
Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
26572

**MLS ID:**  
A2158986

**\$5,980,000**



 **BRUCE MCINTOSH**  
 (403) 256-3888

 RE/MAX Landan Real Estate  
 403-256-3888

 10775 146 Avenue SE, Calgary , Alberta T3S 0A7

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

8

**Zoning**

SFUD1

**Subdivision**

NONE

**Building Type**

See Remarks

**Structure Type**

None

**Property Type**

Commercial

**Property Sub Type**

Business

**Legal Plan**

9410069

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

0.00

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

0.00

**Inclusions**

60 foot Atco office Trailer, 1 C Can with spray on foam insulation, 10 Security camers with moneriting.2 360 degree cameras.

**Restrictions**

Call Lister

**Reports**

Building Plans,Financial Statements,Information Package,Title

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20.18 Acres of land zoned S-FUD1 with existing RV, Vehicle, boat and container storage. Approved for 430 storage units with plans to increase to 650 storage units. Fully chain-link fencing with electric gate. Security system with 14 security cameras and in office viewing system, 60 foot office trailer included in sale. New large residential developments in the area include Hotchkiss. Security residence allowed. Land can be sold and storage business relocated when zoning is obtained for residential or other development.

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