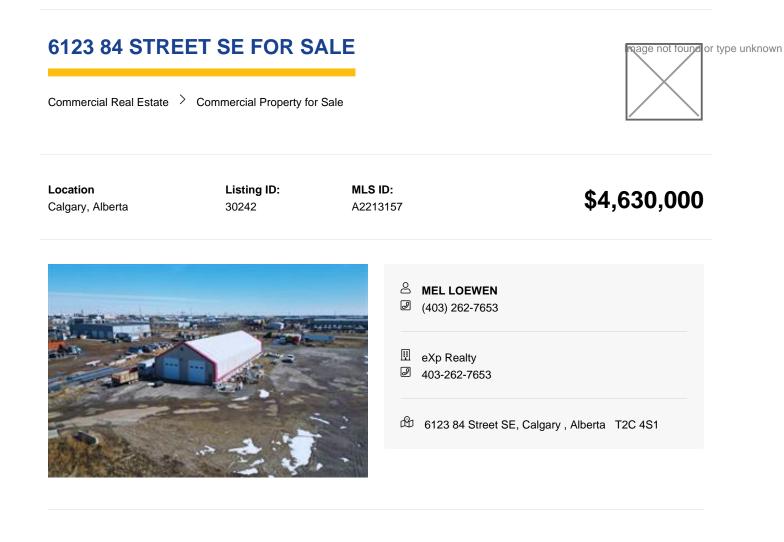


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Transaction Type For Sale

Subdivision Shepard Industrial

Property Type Commercial

Building Area (Sq. Ft.) 7500.00

Lot Size (Acres) 9.92

Electric 400 Amp Service

Commercial Amenities Outside Storage, Storage

Restrictions Call Lister Days On Market 76

Year Built 2022

Property Sub Type Industrial

Building Area (Sq. M.) 696.77

Construction Type Metal Frame,Mixed

Heating Overhead Heater(s),Natural Gas

Access to Property Accessible to Major Traffic Route,Paved Road

Reports Aerial Photos,Survey Plan **Zoning** I-G

Structure Type Other

Legal Plan 7436AF

Lot Size (Sq. Ft.) 432115

Foundation Poured Concrete

Lot Features Backs on to Park/Green Space, Irregular Lot, Level, Open Lot

Inclusions none

Exceptional 9.92-acre industrial yard with high visibility along Stoney Trail and 61 Avenue SE. Zoned I-G (Industrial – General), this versatile property supports a wide range of industrial and commercial uses. The site is graveled with a solid base of 8–9 inches of pit run topped with 12 inches of recycled gravel. Features include a 26-foot roll-across gate, 1% overland drainage slope to the southwest, and partial servicing with electricity and telephone. There is potential for subdivision under a bare land condominium plan, offering flexibility for future development. Ideally located just 500 meters from Stoney Trail and minutes from Glenmore Trail, with access from both 84 Street and 61 Avenue SE.

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