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## 6123 84 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Calgary, Alberta



**Listing ID:**  
30242


**MLS ID:**  
A2213157

**\$4,630,000**



 **MEL LOEWEN**  
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 6123 84 Street SE, Calgary , Alberta T2C 4S1

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 76	<b>Zoning</b> I-G
<b>Subdivision</b> Shepard Industrial	<b>Year Built</b> 2022	<b>Structure Type</b> Other
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 7436AF
<b>Building Area (Sq. Ft.)</b> 7500.00	<b>Building Area (Sq. M.)</b> 696.77	<b>Lot Size (Sq. Ft.)</b> 432115
<b>Lot Size (Acres)</b> 9.92	<b>Construction Type</b> Metal Frame,Mixed	<b>Foundation</b> Poured Concrete
<b>Electric</b> 400 Amp Service	<b>Heating</b> Overhead Heater(s),Natural Gas	<b>Lot Features</b> Backs on to Park/Green Space,Irregular Lot,Level,Open Lot
<b>Commercial Amenities</b> Outside Storage,Storage	<b>Access to Property</b> Accessible to Major Traffic Route,Paved Road	<b>Inclusions</b> none
<b>Restrictions</b> Call Lister	<b>Reports</b> Aerial Photos,Survey Plan	

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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