



GRASSROOTS
REALTY GROUP

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4313R 84 Street NE
Calgary, Alberta

MLS # A2271505



\$4,950,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,184 sq.ft.
Zoning:	DC

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	None

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Vendor Take Back VTB mortgage up to 25% OAC. 10.45 Acres of compact gravel Zoned Direct Control which follows I-O guidelines (except for salvage yard). The property does have a residential home which is currently being rented to the caretaker of the property. Currently generating a CONSISTENT MONTHLY REVENUE (call to discuss) with additional space for continued growth. Electronic key pad gate, security cameras and lighting throughout the yard. This area is surrounded by development with Homestead to the North, Conrich to the East, Princeton by Truman Homes to the south and established Monterey Park to the West. Excellent holding property with great revenue. Optional Vendor Take Back VTB mortgage up to 25% OAC.