



**GRASSROOTS**  
REALTY GROUP

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**11000 114 Avenue SE**  
**Calgary, Alberta**

**MLS # A1226075**



**\$7,400,000**

**Division:** Calgary

**Lot Size:** 20.00 Acres

**Lot Feat:** Irregular Lot

**By Town:** -

**LLD:** 17-23-28-W4

**Zoning:** Industrial General (1-G)

**Water:** -

**Sewer:** -

**Utilities:** -

Land for sale on 114 Ave SE Calgary. 20 Acres of graveled and fenced yard. Additional 5.5 acres approved for development. Could bring area to 25 acres. Water act and City of Calgary occupancy approval. Presently used for outside storage and industrial use. Zoned i-G industrial general. Limited service with natural gas at entrance and electricity on site. New chain link fencing just installed.. 114 Ave Se is main access road to new CP Intermodal Yard being developed. Possible partial financing and lease back to seller. Being used for outside and trailer storage. Seller is prepared to lease back 9 acres or more long term. Some financing may be available OAC.