



GRASSROOTS
REALTY GROUP

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6123 84 Street SE
Calgary, Alberta

MLS # A2097931



\$4,900,000

Division: Shepard Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,500 sq.ft.

Zoning: I-G

Heating: Overhead Heater(s), Natural Gas

Floors: -

Roof: -

Exterior: Metal Frame, Mixed

Water: -

Sewer: -

Inclusions: NONE

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 9.93 Acres

Lot Feat: Cleared, Corner Lot, Irregular Lot, Level

EXPOSURE TO STONEY TRAIL AND 61 AVE S.E. A TOTAL OF 9.93 ACRES. LARGE STORAGE BUILDING ON SITE-ARCTIC BUILT THE BUILDING IS 150 X 50 FEET, BUILT IN 2022. FRONT DRIVE THROUGH TO THE BACK. GRAVELED YARD AND CURRENT RENT IS \$4500 A MONTH FOR TRUCK PARKING. THE EXISTING SELLER WILL RENT BACK FOR \$12,000 A MONTH PLUS UTILITIES FOR A 2 YR TERM. THE LAND SURFACE IS 8-9" OF PITRUN AND 12" GRAVEL, RECYCLED 3+ ". THE FENCES ARE CONCRETE BASE WITH 80" HIGH- 3 STRAND SECURITY. MAIN GATE IS 26' WIDE ROLL ACROSS. OVERLAND DRAINAGE IS 1% ABOVE GROUND TO SW-SW POND AND FIRE SUPPRESSION IS FROM THE POND/FT TO SNORKLE. THE SHOP FLOOR IS 8" THICK. THE LAND COULD BE SUBDIVIDED WITH A BARELAND CONDO PLAN.