



**GRASSROOTS**  
REALTY GROUP

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13515 84 Street SE  
Calgary, Alberta

MLS # A2149049



**\$7,845,000**

**Division:** Shepard Industrial

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,279,944 sq.ft.

**Zoning:** S - FUD

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** Electricity Paid For

**Exterior:** -

**Parking:** -

**Water:** None

**Lot Size:** 52.35 Acres

**Sewer:** None

**Lot Feat:** -

**Inclusions:** none

Excellent investment opportunity with 52.34 acres of S - FUD { future urban development } land in SE Calgary . This property is just north down the road from Hotchkiss development and across the road from Ralf Klein park . The new ring road borders the west side of the property while 84 street borders the east boundary . This property also sits on the north boundary of the up and coming 130 th avenue overpass .A perfect strategic location with lots of possibilities .There are signs at the north end and at the gate near the south end of the property .