



**GRASSROOTS**  
REALTY GROUP

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**11333 84 Street SE  
Calgary, Alberta**

**MLS # A2186620**



**\$2,000,000**

**Division:** East Shepard Industrial

**Lot Size:** 3.53 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** S-Fud

**Water:** -

**Sewer:** -

**Utilities:** -

This is a premium description for a 3.53-acre, level, fully graveled industrial yard, ideally suited for heavy-duty storage, laydown, or logistics operations in southeast Calgary. Key Features and Location • Size and Surface: The property offers 3.53 acres of usable space with a level and fully graveled surface, ready to handle heavy vehicles and equipment immediately. • Prime Access: The yard boasts direct access to 84 Street SE and is strategically positioned on the south side of the CP Rail spur line. • Unbeatable Connectivity: Benefit from fast and easy access to major transportation routes, including: o 114 Avenue SE o Stoney Trail SE (Calgary's Ring Road)