



GRASSROOTS
REALTY GROUP

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6123 84 Street SE
Calgary, Alberta

MLS # A2213157



\$4,630,000

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: Other

Sewer: Septic Field

Inclusions: none

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 9.92 Acres

Lot Feat: Backs on to Park/Green Space, Irregular Lot, Level, Open

Exceptional 9.92-acre industrial yard with high visibility along Stoney Trail and 61 Avenue SE. Zoned I-G (Industrial & General), this versatile property supports a wide range of industrial and commercial uses. The site is graveled with a solid base of 9 inches of pit run topped with 12 inches of recycled gravel. Features include a 26-foot roll-across gate, 1% overland drainage slope to the southwest, and partial servicing with electricity and telephone. There is potential for subdivision under a bare land condominium plan, offering flexibility for future development. Ideally located just 500 meters from Stoney Trail and minutes from Glenmore Trail, with access from both 84 Street and 61 Avenue SE.