

**6123 84 Street SE**  
**Calgary, Alberta**

**MLS # A2213157**



**\$4,630,000**

<b>Division:</b>	Shepard Industrial
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	7,500 sq.ft.
<b>Zoning:</b>	I-G

<b>Heating:</b>	Overhead Heater(s), Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	Metal Frame, Mixed	<b>Parking:</b>	-
<b>Water:</b>	Other	<b>Lot Size:</b>	9.92 Acres
<b>Sewer:</b>	Septic Field	<b>Lot Feat:</b>	Backs on to Park/Green Space, Irregular Lot, Level, Open
<b>Inclusions:</b>	none		

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 8 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.