



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 Addl. Cost: **Based on Year: Electricity Paid For**

Heating: - Addl. Cost: - Floors: - Based on Year: - Utilities: Electricity Paid For Exterior: - Parking: - Vane Lot Size: 52.35 Acres

Sewer: None Lot Feat: - Control of the parking: - Control of the

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 .