# \$2,000,000 - 11333 84 Street Se, Calgary

MLS® #A2186620

#### \$2,000,000

0 Bedroom, 0.00 Bathroom, Land on 3.53 Acres

East Shepard Industrial, Calgary, Alberta

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. • On-Site Office: Located at the front of the yard is a dedicated office facility. This structure provides an invaluable operational headquarters but "needs a little TLC" (Tender Loving Care). This presents an opportunity for a tenant or owner to customize and renovate the space to their exact needs. • Prime Access: The yard boasts direct

a€¢ 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)







### **Essential Information**

MLS® # A2186620 Price \$2,000,000

Bathrooms 0.00

Acres 3.53 Type Land

Sub-Type Industrial Land

Status Active

#### **Community Information**

Address 11333 84 Street Se

Subdivision East Shepard Industrial

City Calgary
County Calgary
Province Alberta
Postal Code T2C4T4

#### **Additional Information**

Date Listed January 10th, 2025

Days on Market 296

Zoning S-Fud

## **Listing Details**

Listing Office Royal LePage Solutions

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