

6123 84 Street SE  
Calgary, Alberta

MLS # A2097931



## \$4,900,000

**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:** -

**Sewer:** -

**Inclusions:** NONE

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 9.93 Acres

**Lot Feat:** Cleared, Corner Lot, Irregular Lot, Level

EXPOSURE TO STONEY TRAIL AND 61 AVE S.E. A TOTAL OF 9.93 ACRES. LARGE STORAGE BUILDING ON SITE-ARCTIC BUILT THE BUILDING IS 150 X 50 FEET, BUILT IN 2022. FRONT DRIVE THROUGH TO THE BACK. GRAVELED YARD AND CURRENT RENT IS \$4500 A MONTH FOR TRUCK PARKING. THE EXISTING SELLER WILL RENT BACK FOR \$12,000 A MONTH PLUS UTILITIES FOR A 2 YR TERM. THE LAND SURFACE IS 8-9" OF PITRUN AND 12" GRAVEL, RECYCLED 3+ ". THE FENCES ARE CONCRETE BASE WITH 80" HIGH- 3 STRAND SECURITY. MAIN GATE IS 26' WIDE ROLL ACROSS. OVERLAND DRAINAGE IS 1% ABOVE GROUND TO SW-SW POND AND FIRE SUPPRESSION IS FROM THE POND/FT TO SNORKLE. THE SHOP FLOOR IS 8" THICK. THE LAND COULD BE SUBDIVIDED WITH A BARELAND CONDO PLAN.