

11977 154 Avenue SE  
Calgary, Alberta

MLS # A2112604



## \$4,600,000

Division: Stoney 1

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,379 sq.ft.

Zoning: S-FUD

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt Shingle

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

**INVESTOR ALERT!! EXCELLENT HOLDING AND REVENUE GENERATING PROPERTY** - A unique opportunity to acquire approximately 20 acres within the CITY LIMITS - Located just north of 22X and on 120th Street SE, the site offers great mountain and city views. The lot is FULLY FENCED AND SECURE with CAMERAS, LIGHTS and onsite management. Wide lanes and lots make this an ideal RV facility. Approximately 400 STALLS CURRENTLY LEASED - offering IMMEDIATE CASH FLOW. A 1379 square foot RESIDENCE is great for an owner user, an onsite manager or additional income - featuring a nicely renovated kitchen and bathroom, upgraded flooring, three bedrooms up and a partially finished basement. There is an additional oversized double garage and shop with additional power that can be used for storage. AN IDEAL REAL ESTATE OPPORTUNITY with many options - 20 ACRES within the CITY LIMITS - on the EDGES of TWO NEW SUBDIVISIONS - A HIGHLY PROFITABLE and EASY TO MANAGE BUSINESS - a great residential property - AND a HOLDING PROPERTY for FUTURE REDEVELOPMENT -