

13433 15 Street NE
Calgary, Alberta

MLS # A2185722



\$1,334,500

Division: Stoney 4

Lot Size: 3.14 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: S-FUD

Water: -

Sewer: -

Utilities: -

This exceptional 3.14-acre parcel offers a strategic real estate opportunity within the revised Stoney Industrial Area Structure Plan (ASP). Key Highlights

- Zoning:** Designated S-FUD (Special Purpose & Future Urban Development), positioning the property as an ideal long-term land holding with the potential for future urban industrial or commercial use as the ASP evolves. S-FUD allows for a limited range of interim uses, providing flexibility while awaiting full urban development.
- Exposure:** Benefit from excellent visibility and high-traffic exposure directly onto Stoney Trail NE, a major regional transportation artery, making it an outstanding billboard location for the interim.
- Access:** Features direct, convenient access off of 15th Street NE, ensuring immediate connectivity for current and future users.
- Investment Potential:** Located in a rapidly growing industrial corridor, this site offers a motivated seller and represents a significant opportunity for investors seeking a strategically located asset within Calgary's industrial land supply. This is a prime land investment that capitalizes on a highly visible location and established ASP framework, making it a valuable asset for long-term growth.