

F O R S A L E

1.47 ACRE I-G DEVELOPMENT SITE STONY INDUSTRIAL PARK 1625 - 120 AVENUE NE , CALGARY, AB



Highlights...

- ✓ Easy access to site just off Country Hills Boulevard and Deerfoot Trail
- ✓ Ideal site for retail service, distribution, manufacturing or office
- ✓ Currently I-G, change of Zoning possible to accommodate wider variety of uses
- ✓ Flat , level corner site with excellent exposure and frontage.
- ✓ Design Build opportunity, Vendor has Development Approvals for a 16,390 sq. ft. Bldg. on site
- ✓ Surrounded by major distribution centers and general industrial uses.

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Industrial, Retail, Investment Sales & Leasing

FOR SALE

1.47 ACRE I-G DEVELOPMENT SITE SALE OR DESIGN BUILD OPPORTUNITY

MUNICIPAL ADDRESS:	1625 120 Avenue NE, Calgary, Alberta Stoney Industrial Park
LEGAL DESCRIPTION:	Plan 8210300 Lot 15
ZONING:	I-G General Light Industrial
SITE AREA:	1.47 acres, 64,033 sq. ft.
CONDITION:	Unimproved
DESCRIPTION:	Flat Level corner site with excellent frontage and exposure
PARKING:	27 stalls
SITE SERVICES:	Fully serviced
PROPERTY TAXES:	(2019) \$28,848
ASKING PRICE:	\$1,500,000

COMMENTS: Excellent development site, offering very good access just off Country Hills Boulevard and Deerfoot Trail. Flat Corner site with great frontage and exposure. Available for sale or design build,. Vendor has development approvals for a 16,390 sq. ft. building on site, could support up to 23,000 sq. ft. footprint.

NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Purchaser / Tenant and does not form part of any future agreement. This property may be withdrawn from the market at any time without further notice.

