

# Industrial Land For Sale

## Lot 27 – 4.29 Acres



### Rethinking Commercial Real Estate



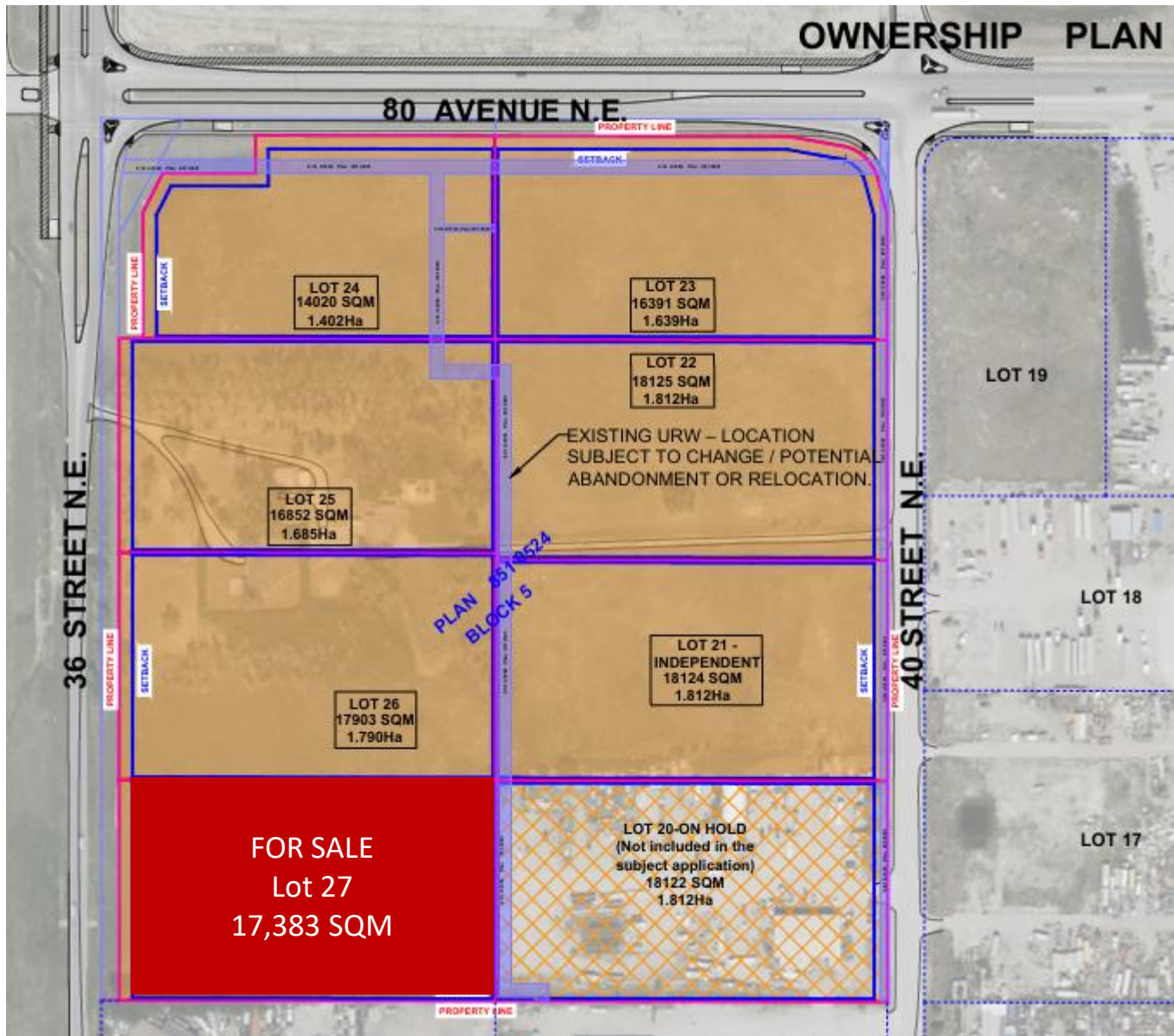
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**Roger Ledene,** Associate Broker

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# 7724 36 Street NE, Calgary



## Listing Information

Subdivision:	Saddle Ridge Industrial
Zoning:	I-B
Total Size:	4.29 acres / 17,383 SQM
Asking Price:	\$3,861,000 \$900,000/acre
Availability	Negotiable

## Key Highlights

- **Premium Connectivity:** Minutes away from the Calgary International Airport and major transport routes, including Stoney Trail and Deerfoot Trail.
- **High-Exposure Frontage:** Command attention with significant frontage along 36 Street NE, a primary commuter and logistics thoroughfare.
- **Versatile Zoning:** Flexible land-use designations allow for a wide range of industrial, office, or mixed-use developments.

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