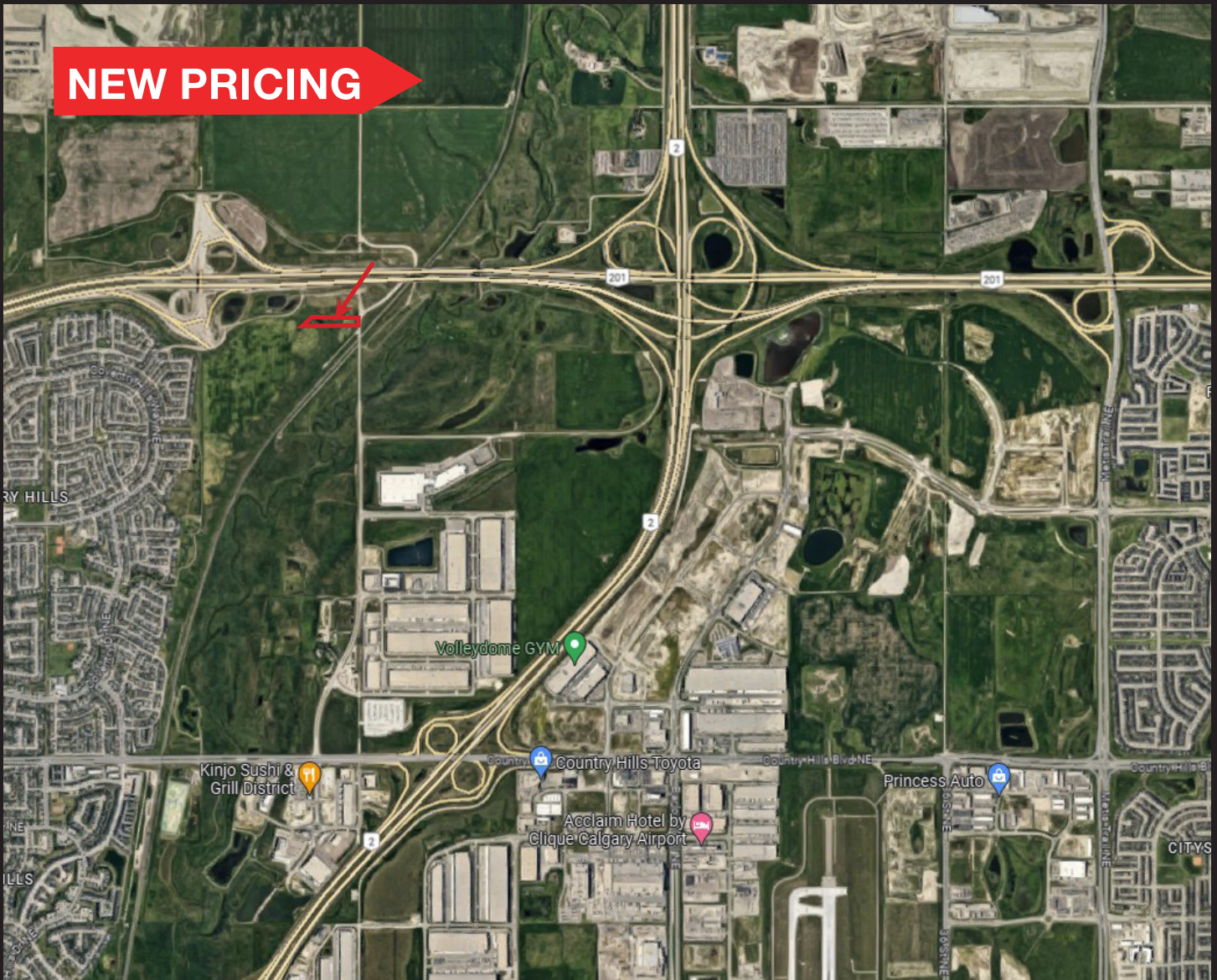


FOR SALE

3.14 ACRES COMMERCIAL LAND



13433 - 15 STREET NE CALGARY, AB

Cheri Long, Associate Broker
403-860-9419 | clong@royallepagecommercial.com

Royal LePage Solutions, Brokerage
205, 264 Midpark Way SE, Calgary, AB
Independently Owned & Operated



PROPERTY OVERVIEW

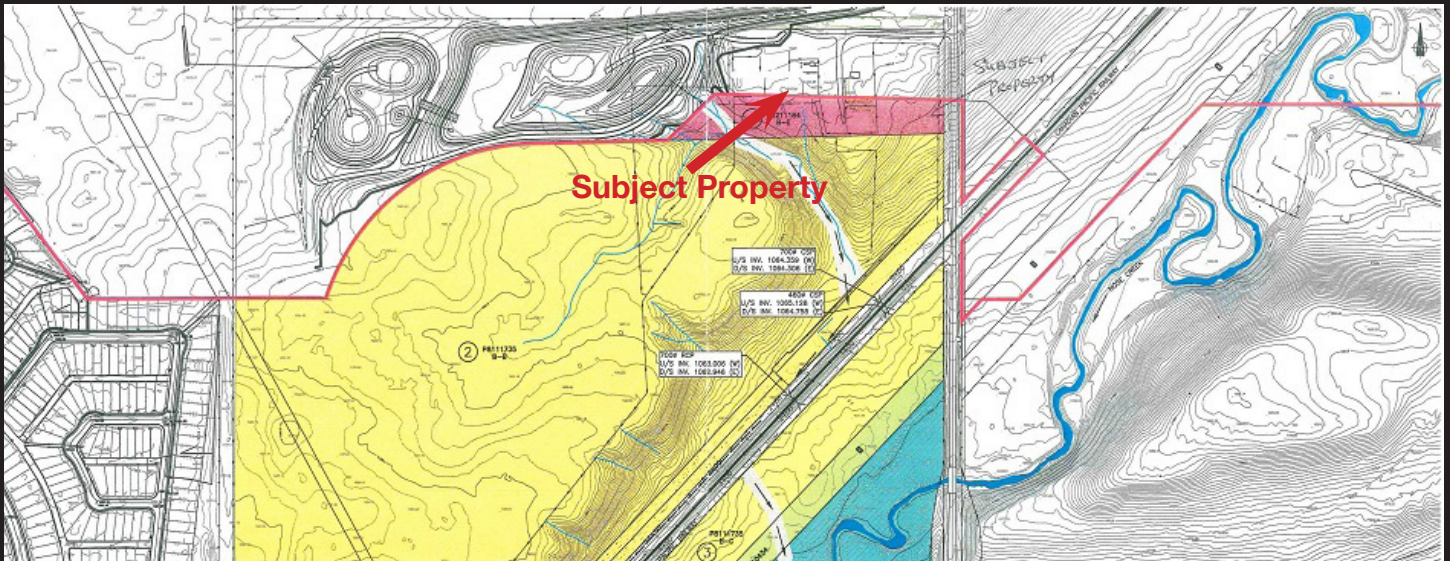
\$1,334,500 (\$425,000/ACRE)

Property Features

- Seller motivated
- Great long term holding property
- 3.14 Acres with excellent exposure to Stoney Trail
- Located in the Revised Stoney Industrial Area Structure Plan
- The 4 property corners have been staked out, property has been cleaned out
- Zoned S-FUD 2
- Taxes: \$4,327.53 (2023)

Comment: In regards to servicing this parcel, a groundwater supply may be inadequate, in which case it will have to be augmented by water hauled from the City water system; Private sewage treatment is required in accordance with the Alberta Private Sewage Treatment and Disposal Regulations; Storm sewers are unavailable for connection; power may be nearby but Buyer would need to reconfirm with Enmax.

SITE PLAN



PROPERTY PHOTOS



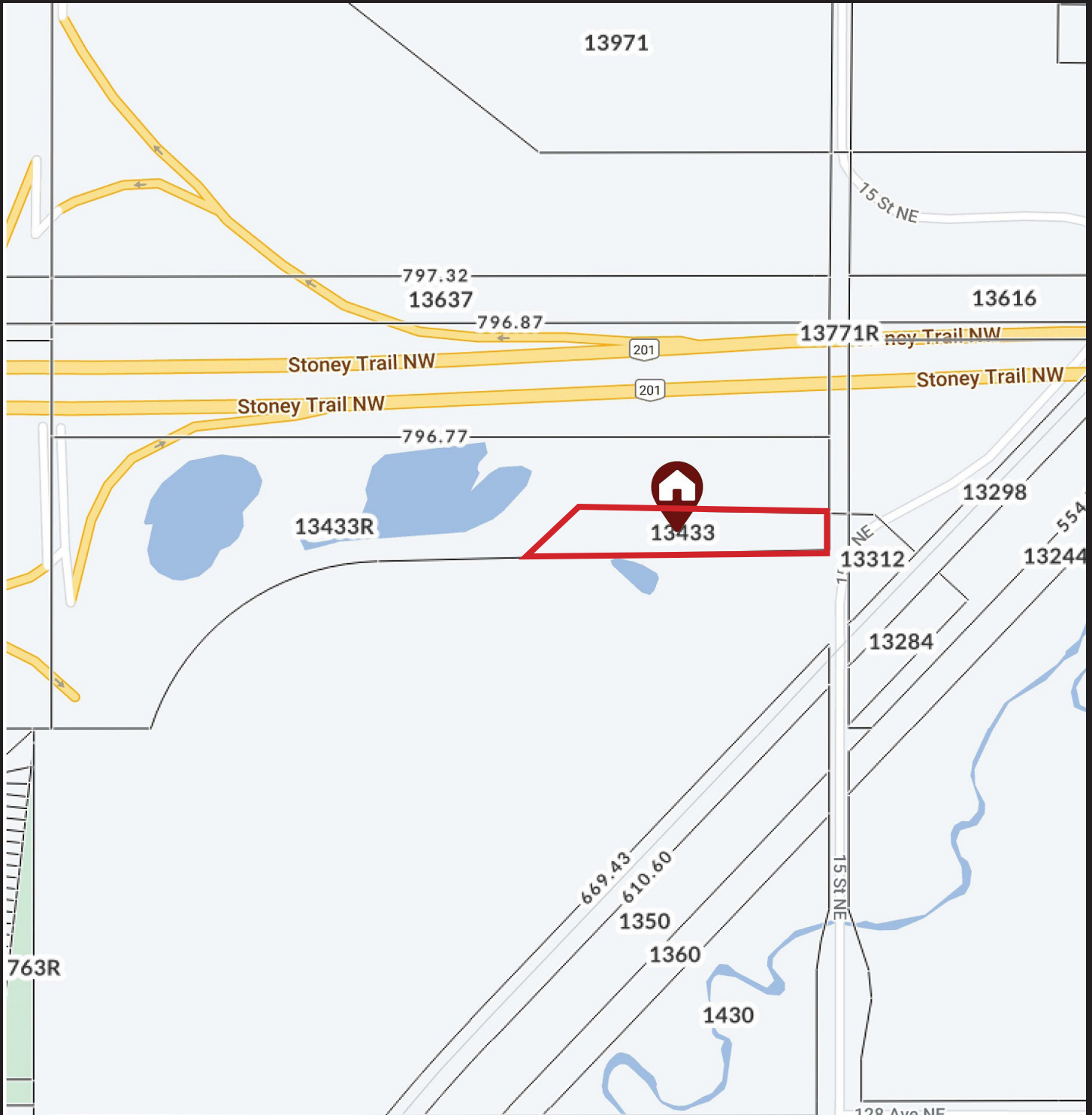
PROPERTY PHOTOS



PROPERTY PHOTOS



AREA MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemarq Real Estate Services Inc. and Bridgemarq Real Estate Services Manager Limited. All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information ©2024 Bridgemarq Real Estate Services Manager Limited. All rights reserved.