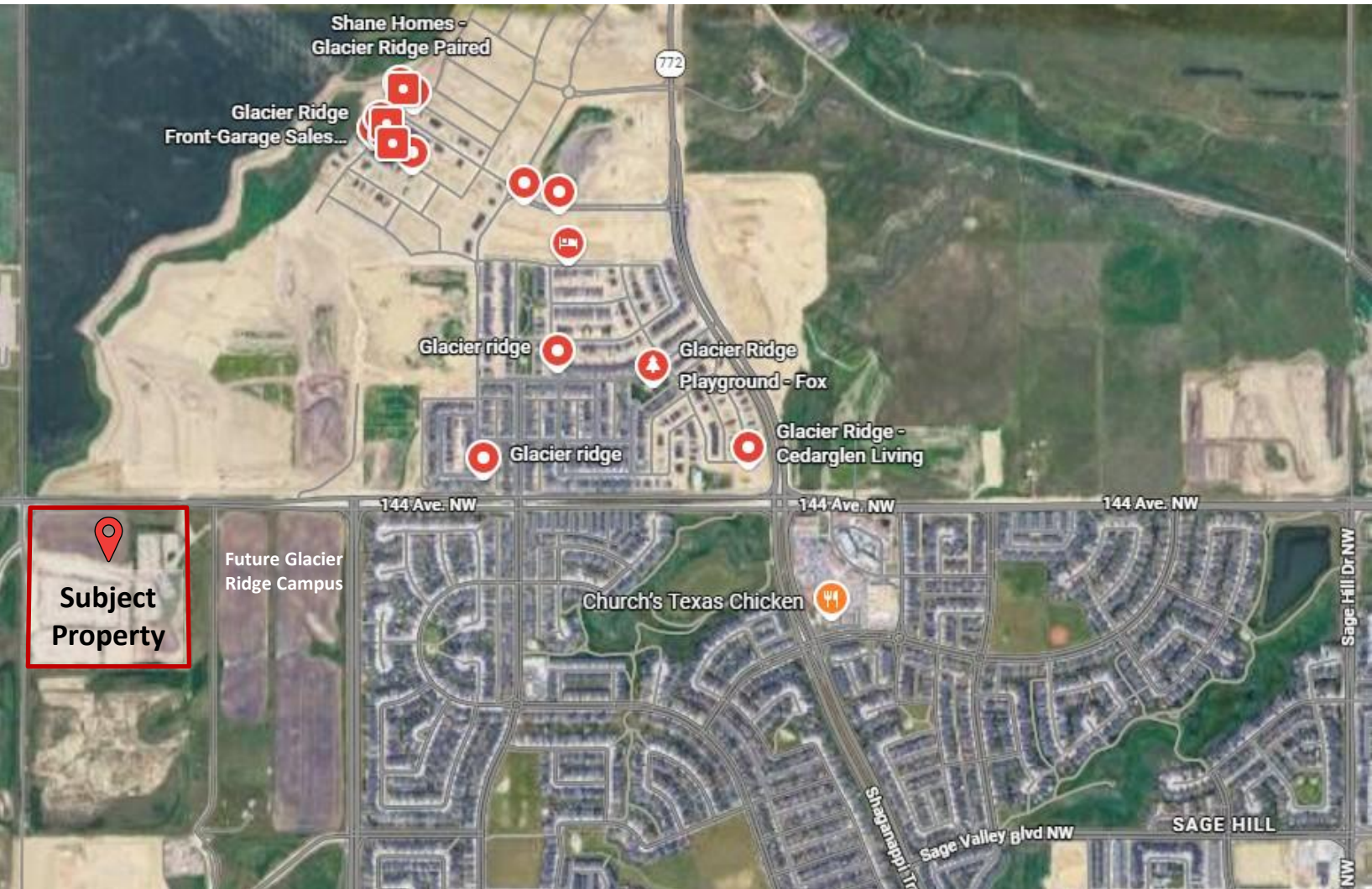


Land and Business for Sale

39.29 Acres at \$17,500,000



Rethinking Commercial Real Estate



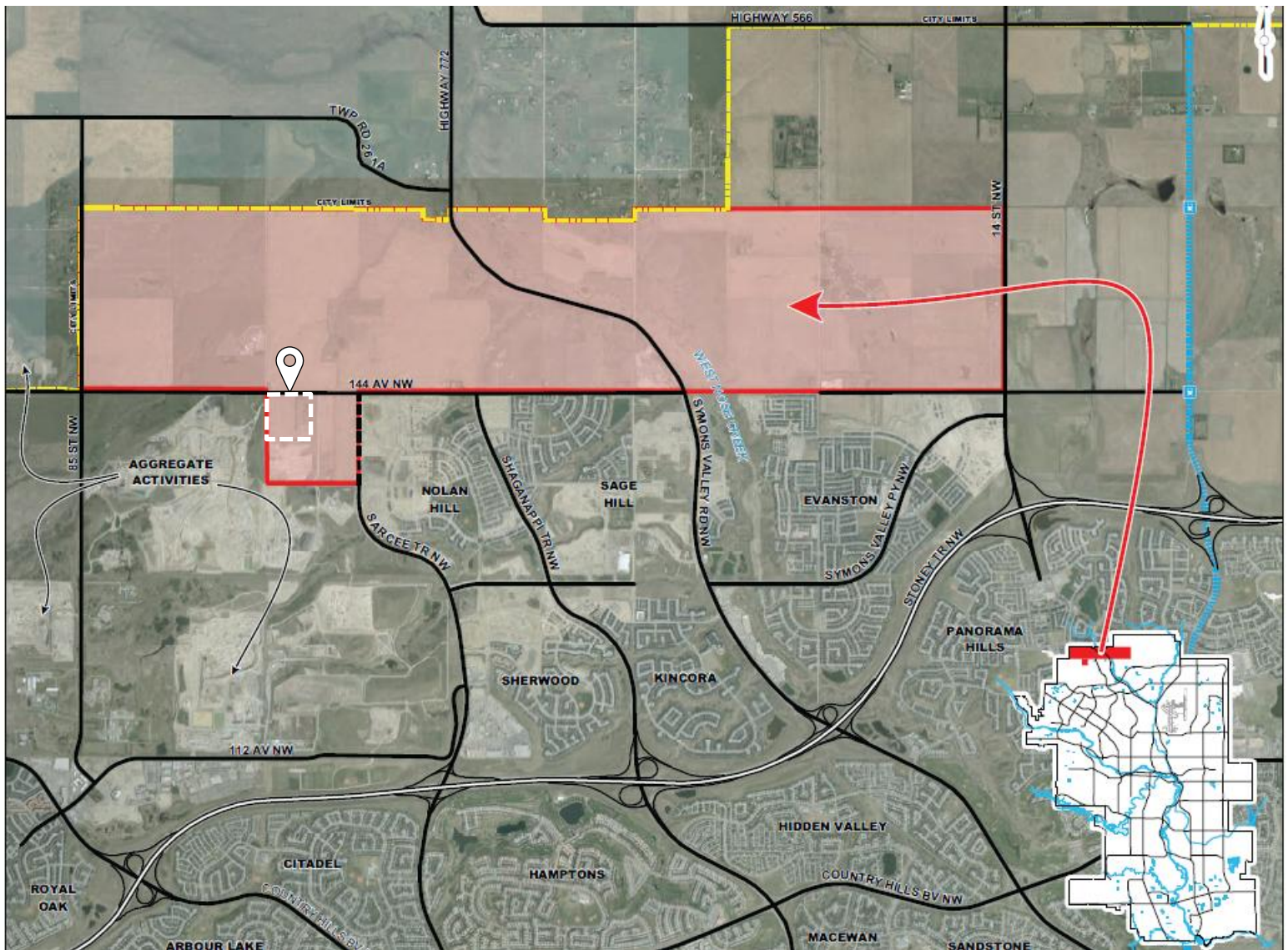
This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipient hereof. The information contained herein is based on information which Prestige Commercial deems reliable. However, Prestige Commercial assumes no responsibility for the degree of accuracy such information, nor does Prestige Commercial represent or warrant information contained herein. Recipient should conduct their own investigation to determine the accuracy of information contained herein. The information herein is subject to change without notice.

Roger Ledene, Associate Broker

403-607-5811

roger@prestigecommercial.ca

6727 144 Avenue NW, Calgary AB



Address:	6727 144 Avenue NW, Calgary, AB
Legal Address:	Plan 9010823, Lot 4
Current Zoning:	Special Purpose – Future Urban Development (S-FUD)
Proposed Zoning:	Industrial/Commercial
Current Use:	RV Storage
Total Size:	39.29± Acres
Asking Price:	\$17,500,000.00 (Land and Business)

- Future Industrial/Commercial Land Development.
- Property currently operating as a revenue generating RV storage.
- Located within the Glacier Ridge Area Structure Plan and is designated for future Industrial use.
- Situated along 144 Avenue NW, the property is located next to the future Glacier Ridge Campus development.
- Full municipal services are available within the area surrounding the property.

Roger Ledene, Associate Broker

403-607-5811

roger@prestigecommercial.ca

6727 144 Avenue NW, Calgary AB



Listing Information

Asking Price: \$17,500,000.00 (Land and Business)

Website: <https://calgarynwrstorage.ca/>

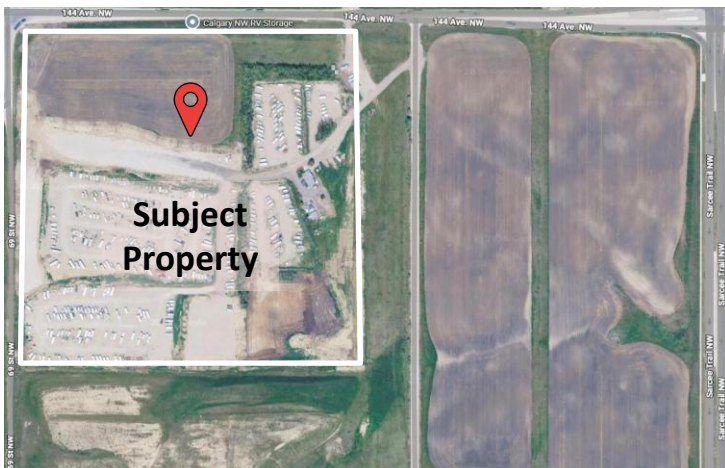
Email: calgarynwrstorage@gmail.com

Notes:

- With sanitation dump on location
- Outside storage
- Can accommodate RV, Boat and 5 Ton Trucks

Key Highlights

- **40-acre Site:** Whether you have a compact boat or a premier motorhome, our oversized spaces accommodate rigs of any length.
- **Worry-Free Maneuvering:** Extra-wide driveways designed specifically for easy entering and exiting—no tight squeezes for your investment.
- **Prime NW Location:** Conveniently situated in Glacier Ridge saving you time on every trip.
- **Secure & Affordable:** A cost-effective solution that provides peace of mind without the premium price tag.
- **Flexible Parking:** Tailored spaces to fit your specific needs, from small trailers to the largest RVs on the market.



Roger Ledene, Associate Broker

403-607-5811

roger@prestigecommercial.ca

PRESTIGE COMMERCIAL GROUP

RE/MAX
COMMERCIAL[®]

RE/MAX
COMMERCIAL[®]
AUCTIONS



RE/MAX
Complete Realty

Unit 320, 180 Quarry Park Boulevard S.E. Calgary, Alberta T2C 3G3

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipient hereof. The information contained herein is based on information which Prestige Commercial deems reliable. However, Prestige Commercial assumes no responsibility for the degree of accuracy such information, nor does Prestige Commercial represent or warrant information contained herein. Recipient should conduct their own investigation to determine the accuracy of information contained herein. The information herein is subject to change without notice.

Roger Ledene, Associate Broker

403-607-5811

roger@prestigecommercial.ca