

**3.53 ACRES
INDUSTRIAL LAND**



11333 - 84 STREET SE
Calgary, AB

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REAL PROPERTY REPORT

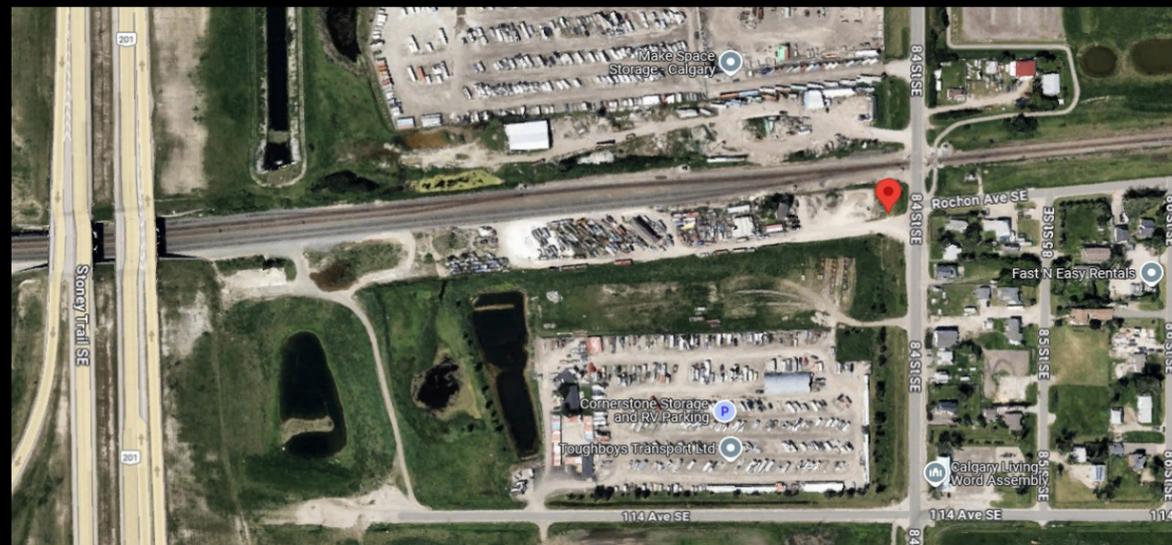
FOR SALE

\$2,000,000 (\$566,572.24/ACRE)

Property Features

- 3.53-acre, level, fully graveled industrial yard, ideally suited for heavy-duty storage, laydown, or logistics operations located in southeast Calgary
- The property offers 3.53 acres of usable space with a level and fully graveled surface, ready to handle heavy vehicles and equipment immediately
- Partially fenced; excellent drainage
- The yard has three-phase power, natural gas, a cistern system for water and a septic tank on the property (currently shut off)
- The yard, positioned on the south side of the CP Rail spur line, offers direct access to 84th Street SE and offers fast and easy access to major transportation routes including 114th Avenue and Stoney Trail SE.
- Zoned S-Fud
- Taxes: \$23,180.32 (2025) (down \$3,210.32)

AERIAL MAP



PROPERTY OVERVIEW



PROPERTY PHOTOS