

\$2,000,000 - 11333 84 Street Se, Calgary

MLS® #A2186620

\$2,000,000

0 Bedroom, 0.00 Bathroom,
Land on 3.53 Acres

East Shepard Industrial, Calgary, Alberta

This is a premium description for a 3.53-acre, level, fully graveled industrial yard, ideally suited for heavy-duty storage, laydown, or logistics operations in southeast Calgary.

Key Features and Location

• **Size and Surface:** The property offers 3.53 acres of usable space with a level and fully graveled surface, ready to handle heavy vehicles and equipment immediately.

• **On-Site Office:** Located at the front of the yard is a dedicated office facility. This structure provides an invaluable operational headquarters but "needs a little TLC" (Tender Loving Care). This presents an opportunity for a tenant or owner to customize and renovate the space to their exact needs.

• **Prime Access:** The yard boasts direct access to 84 Street SE and is strategically positioned on the south side of the CP Rail spur line.

• **Unbeatable Connectivity:** Benefit from fast and easy access to major transportation routes, including:

- o 114 Avenue SE
- o Stoney Trail SE (Calgary's Ring Road)



Essential Information

MLS® #	A2186620
Price	\$2,000,000
Bathrooms	0.00

Acres	3.53
Type	Land
Sub-Type	Industrial Land
Status	Active

Community Information

Address	11333 84 Street Se
Subdivision	East Shepard Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C4T4

Additional Information

Date Listed	January 10th, 2025
Days on Market	314
Zoning	S-Fud

Listing Details

Listing Office	Royal LePage Solutions
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