

\$1,700,000 - 4440 76 Avenue Ne, Calgary

MLS® #A2199685

\$1,700,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 2.18 Acres

Saddleridge Industrial, Calgary, Alberta

Prime Investment Opportunity â€“
High-Potential Industrial Land Zoned SFUD
(Special Future Urban Development) â€“ Easy
Conversion to IG (Industrial
Commercial)! Unlock the potential of this
strategically located land, ideal for auto-related
businesses, truck parking, or future industrial
ventures. ? Current Uses: Open car junkyard,
auto parts sales, truck parking? Future
Potential: High-value industrial/commercial
development? Investorâ€™s Dream: Strong
potential for rezoning and appreciation?
Flexible Terms: Donâ€™t miss this rare
opportunity! Call today to explore this
investment before Prime Industrial Land â€“
High Investment Potential! Zoned SFUD
(Special Future Urban Development) â€“ Easy
Conversion to IG (Industrial Commercial)!
Seize this rare opportunity to invest in a
high-potential property with endless
possibilities for industrial and commercial use!
Located in a rapidly developing area, this land
is a goldmine for investors, developers, and
business owners looking for long-term
growth. ? Key Land Value Points: ? Zoning
Advantage: Current SFUD zoning allows for
easy conversion to Industrial General (IG) â€“
unlock greater development potential! ?
Versatile Use: Ideal for a car junkyard, auto
parts sales, truck parking, heavy equipment
storage, or industrial business expansion. ?
Strategic Location: Close to major
transportation routes, highways, and industrial
hubs, ensuring excellent accessibility. ? Future



Growth: The area is primed for high-value industrial/commercial development, making it a strong appreciation asset. ? Investor-Friendly Terms: Perfect for entrepreneurs, industrial operators, and investors looking for their next big move! This version emphasizes investment potential, strategic location, and flexibility, making it more attractive to serious buyers. The Land is 2.18 acres (9480 sq feet). Easy to re-zoned to Industrial General. (id:6289)

Essential Information

Listing #	A2199685
Price	\$1,700,000
Bathrooms	0.00
Acres	2.18
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	4440 76 Avenue Ne
Subdivision	Saddleridge Industrial
City	Calgary
Province	Alberta
Postal Code	T3J4G5

Listing Details

Listing Office First Place Realty



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