# \$16,757,850 - 10646 74 Street Se, Calgary

MLS® #C4131415

## \$16,757,850

0 Bedroom, 0.00 Bathroom, Land on 23.77 Acres

NONE, Calgary, Alberta

23.77 acres. Prime Industrial Land. Located in Point Trotter industrial area. Next to Stony Trail. Great visibility, full city services available. Paved access. Call the Realtor for detailed information price reduction for payment of City levies, and site work. Offer over 5 Million will be considered. Largest remaining lot available adjacent to Stoney Trail. Possible usages include, Concrete plant, Equipment sales, Truck and Trailer sales and repair. Large warehousing or outside & inside storage. Trucking crossdocking facility, Limited food processing considered. The price of land in this area are increasing quickly. Full view of Stoney Trail. No required building size requirement or timeline as required for City Industrial sale lots. Alberta Infrastructure has approved that the existing borrow pit can be filled under specific conditions. Storm Water Management plan and conditions are available from the listing realtor. Please do not contact Alberta Infrastructure or employees directly.



## **Essential Information**

MLS® # C4131415

Price \$16,757,850

Bathrooms 0.00
Acres 23.77
Type Land

Sub-Type Industrial Land

Status Active

# **Community Information**

Address 10646 74 Street Se

Subdivision NONE

City Calgary

County Calgary

Province Alberta

Postal Code T2C 5P5

#### **Exterior**

Lot Description Irregular Lot, Level, See Remarks

## **Additional Information**

Date Listed August 1st, 2017

Days on Market 3017

Zoning S-TUC

## **Listing Details**

Listing Office RE/MAX LANDAN REAL ESTATE

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.