



## 4120 13A Street Calgary Alberta

\$1,630,000

Just under 34,000 square feet of land zoned Industrial Development (I-R). Triangular piece with street frontage on three sides. No environmental report is available nor has one been ordered. There is a massive amount of scrap metal on the site. That scrap metal is owned by the current tenant. Permitted uses include a wide range of businesses. Artist's Studio, Auto Body and Paint Shop, Auto Service, Brewery, Winery and Distillery, Car Wash, Motion Picture Production Facility, Recyclable Material Drop-Off Depot, Vehicle Storage, Discretionary Uses Include but are not limited to: Auction Market, Building Supply Centre, Bulk Fuel Sales Depot, Outdoor Cafe, Salvage Yard and Self Storage Facility. The brochure for the property contains additional zoning information. An inner city development opportunity in one of Calgary's first industrial parks. (id:6769)

Listing Presented By:



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