



## 6920 40 Street Calgary Alberta

\$3,699,900

Explore a prime investment opportunity in the thriving heart of industrial growth--the perfect chance to own your own truck yard in NE Calgary. This approximately 4.11-acre parcel, located in NE Calgary's Saddleridge Industrial area on 40 St NE, offers quick access to Metis Trail, Barlow Trail NE, and 36 Street NE. Ideally situated just minutes from Calgary International Airport, HWY #2 (Deerfoot Trail), Stoney Trail (ring road), bus stops, and the LRT, this fully fenced and gravelled property is zoned I-O (Industrial - Outdoor). This zoning designation is ideal for outdoor storage yards, vehicle storage, parks, small power generation facilities, utilities, and more. For specific details, refer to the City of Calgary's land use bylaw attached to the listing. The property is fully leased to reliable tenants, generating positive cash flow, with the lease on a month-to-month basis. Seize the moment and secure your business's future with this prime industrial parcel today! Please call for more information. (id:6769)

Listing Presented By:



Originally Listed by:  
PREP Realty

<https://thepreprealty.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca