



## 7833 40 Street Calgary Alberta

\$2,700,000

INVESTORS alert!!!! EXCELLENT INVESTMENT OPPORTUNITY WITH POTENTIAL FOR FUTURE DEVELOPMENT! This is approximately a 4.5 acre parcel located in the heart of NE Calgary's Saddleridge Industrial area on 40 St NE. It is an ideal location for Outside storage , Truckers, Developers and Investors. Quick access to Metis Trail, Barlow Trail NE, and 36 Street NE. Current Zoning is light industrial outside storage. Great Location close to Calgary International Airport, Bus stop, LRT, and all other amenities. Property is good for long term INVESTMENT / INVESTORS / Development. There are neighboring 6 parcels also for sale. Please call for more info. (id:6769)

Listing Presented By:



Originally Listed by:  
CENTURY 21 BRAVO REALTY



**Real Estate Professionals Inc.**

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

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