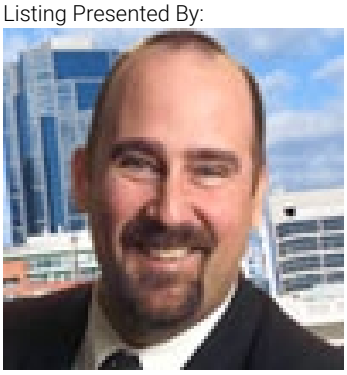


# 7120 40 Street Calgary Alberta

$3,299,900

Price Reduced . Exceptional opportunity to acquire approximately 4.49 acres of land in the heart of Calgary's rapidly growing Saddle Ridge-Stoney industrial area. Ideally positioned along 40 Street NE, this strategically located parcel offers excellent potential for investors, developers and business owners seeking land in one of northeast Calgary's emerging commercial and industrial corridors. Enjoy convenient access to Airport Trail, Metis Trail, Stoney Trail, Country Hills Boulevard and Deerfoot Trail, providing efficient connections throughout Calgary and the surrounding region. Calgary International Airport, established residential communities, shopping centres, restaurants, retail services and other commercial amenities are all nearby. With continued development and infrastructure investment throughout northeast Calgary, this property presents an excellent opportunity for future growth. Approximately 4.49 acres. Don't miss this rare opportunity to secure a substantial parcel in a highly accessible location! (id:6769)


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