



**GRASSROOTS**  
REALTY GROUP

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**3413 84 Street NE**  
**Calgary, Alberta**

**MLS # A2229398**



**\$6,999,900**

**Division:** NONE

**Lot Size:** 27.99 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** DC

**Water:** -

**Sewer:** -

**Utilities:** -

Unlock the potential of this exceptional 27.92-acre parcel of industrial land, ideally situated within the Calgary city limits. Whether you're looking to expand your business, invest in future development, or establish a strategic logistics hub, this property offers unmatched value and versatility. With Calgary's continued growth and industrial demand, this is a rare opportunity to secure a large land holding in a high-demand area. Suitable for a wide range of industrial uses including outside storage, trucking yard, logistics operations, and more. Just 4 minutes to Highway 1 , 15 minutes to Calgary International Airport, and 20 minutes to Downtown Calgary.