



GRASSROOTS

REALTY GROUP

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**7020 36 Street NE
Calgary, Alberta**

MLS # A2312738



\$3,350,000

Division: Saddleridge Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 0 sq.ft.

Zoning: DC (pre 1P2007)

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 4.49 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

4.49 Acres of Industrial Land | Fully Fenced Yard | DC Zoning (Pre 1P2007) | Excellent Accessibility | High Exposure Location | Gravelled Storage Yard | Investment Opportunity | Owner-User Potential | Heavy Equipment Storage | Contractor Yard | Truck Parking | Industrial Outdoor Storage | Rare opportunity to acquire a well-located industrial storage yard in the highly desirable Saddle Ridge Industrial area of Northeast Calgary. Situated on approximately 4.49 acres, this expansive property offers exceptional flexibility for a variety of industrial and commercial uses, making it an ideal opportunity for investors, owner-users, contractors, transportation companies, equipment operators, and businesses requiring secure outdoor storage. The property features a large fenced yard with excellent access for commercial vehicles, transport trucks, trailers, heavy equipment, construction materials, and fleet operations. The generous site size provides ample room for storage, maneuverability, and future operational growth. Strategically positioned with convenient access to major transportation corridors, Stoney Trail, Deerfoot Trail, Calgary International Airport, and key industrial districts, this location offers outstanding connectivity throughout Calgary and surrounding regions. Whether you're looking to expand your existing operations, secure a long-term investment, or acquire a versatile industrial asset in one of Calgary's fastest-growing industrial markets, this property presents a unique opportunity with significant upside potential. Industrial land of this size and location rarely becomes available. Contact your REALTOR® today for additional information and to arrange a private tour of this exceptional industrial property.