



GRASSROOTS
REALTY GROUP

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13433 15 Street NE
Calgary, Alberta

MLS # A2330330



\$1,334,500

Division: Stoney 4

Lot Size: 3.14 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: S-FUD

Water: -

Sewer: -

Utilities: -

This exceptional 3.14-acre parcel offers a strategic real estate opportunity within the revised Stoney Industrial Area Structure Plan (ASP). Key Highlights • **Zoning:** Designated S-FUD (Special Purpose – Future Urban Development), positioning the property as an ideal long-term land holding with the potential for future urban industrial or commercial use as the ASP evolves. S-FUD allows for a limited range of interim uses, providing flexibility while awaiting full urban development. • **Exposure:** Benefit from excellent visibility and high-traffic exposure directly onto Stoney Trail NE, a major regional transportation artery, making it an outstanding billboard location for the interim. • **Access:** Features direct, convenient access off of 15th Street NE, ensuring immediate connectivity for current and future users. • **Investment Potential:** Located in a rapidly growing industrial corridor, this site offers a motivated seller and represents a significant opportunity for investors seeking a strategically located asset within Calgary's industrial land supply. This is a prime land investment that capitalizes on a highly visible location and established ASP framework, making it a valuable asset for long-term growth.