



GRASSROOTS
REALTY GROUP

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11333 84 Street SE
Calgary, Alberta

MLS # A2186620



\$2,000,000

Division: East Shepard Industrial

Lot Size: 3.53 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: S-Fud

Water: -

Sewer: -

Utilities: -

This is a premium description for a 3.53-acre, level, fully graveled industrial yard, ideally suited for heavy-duty storage, laydown, or logistics operations in southeast Calgary. Key Features and Location • Size and Surface: The property offers 3.53 acres of usable space with a level and fully graveled surface, ready to handle heavy vehicles and equipment immediately. • On-Site Office: Located at the front of the yard is a dedicated office facility. This structure provides an invaluable operational headquarters but "needs a little TLC" (Tender Loving Care). This presents an opportunity for a tenant or owner to customize and renovate the space to their exact needs. • Prime Access: The yard boasts direct access to 84 Street SE and is strategically positioned on the south side of the CP Rail spur line. • Unbeatable Connectivity: Benefit from fast and easy access to major transportation routes, including: o 114 Avenue SE o Stoney Trail SE (Calgary's Ring Road)