

\$1,700,000 - 4440 76 Avenue Ne, Calgary

MLS® #A2199685

\$1,700,000

0 Bedroom, 0.00 Bathroom,
Land on 2.18 Acres

Saddleridge Industrial, Calgary, Alberta

Prime Investment Opportunity â€“
High-Potential Industrial Land
Zoned SFUD (Special Future Urban
Development) â€“ Easy Conversion to IG
(Industrial Commercial)!

Unlock the potential of this strategically located
land, ideal for auto-related businesses, truck
parking, or future industrial ventures.

? Current Uses: Open car junkyard, auto parts
sales, truck parking

? Future Potential: High-value
industrial/commercial development

? Investorâ€™s Dream: Strong potential for
rezoning and appreciation

? Flexible Terms: The owner is willing to offer
a rent-to-own option!

Donâ€™t miss this rare opportunity! Call today
to explore this investment before
Prime Industrial Land â€“ High Investment
Potential!

Zoned SFUD (Special Future Urban
Development) â€“ Easy Conversion to IG
(Industrial Commercial)!

Seize this rare opportunity to invest in a
high-potential property with endless
possibilities for industrial and commercial use!
Located in a rapidly developing area, this land
is a goldmine for investors, developers, and
business owners looking for long-term growth.

? Key Land Value Points:

? Zoning Advantage: Current SFUD zoning
allows for easy conversion to Industrial
General (IG) â€“ unlock greater development
potential!



? Versatile Use: Ideal for a car junkyard, auto parts sales, truck parking, heavy equipment storage, or industrial business expansion.

? Strategic Location: Close to major transportation routes, highways, and industrial hubs, ensuring excellent accessibility.

? Future Growth: The area is primed for high-value industrial/commercial development, making it a strong appreciation asset.

? Investor-Friendly Terms: OwnThe owner is open to a rent-to-own option, making it easier to secure this valuable property.

Perfect for entrepreneurs, industrial operators, and investors looking for their next big move!

This version emphasizes investment potential, strategic location, and flexibility, making it more attractive to serious buyers. The Land is 2.18 acres (9480 sq feet). Easy to re-zoned to Industrial General.

Essential Information

MLS® #	A2199685
Price	\$1,700,000
Bathrooms	0.00
Acres	2.18
Type	Land
Sub-Type	Industrial Land
Status	Active

Community Information

Address	4440 76 Avenue Ne
Subdivision	Saddleridge Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4I5

Additional Information

Date Listed	March 5th, 2025
Days on Market	35

Zoning

SFUD

Listing Details

Listing Office

First Place Realty

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