\$1,334,500 - 13433 15 Street Ne, Calgary

MLS® #A2185722

\$1,334,500

0 Bedroom, 0.00 Bathroom, Land on 3.14 Acres

Stoney 4, Calgary, Alberta

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





Essential Information

MLS® # A2185722

Price \$1,334,500

Bathrooms 0.00 Acres 3.14

Type Land

Sub-Type Commercial Land

Status Active

Community Information

Address 13433 15 Street Ne

Subdivision Stoney 4

City Calgary

County Calgary

Province Alberta

Postal Code T3K 5J5

Additional Information

Date Listed January 8th, 2025

Days on Market 298

Zoning S-FUD

Listing Details

Listing Office Royal LePage Solutions

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