

# \$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	50

Zoning

SFUD

## **Listing Details**

Listing Office

First Place Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.