

# \$4,630,000 - 6123 84 Street Se, Calgary

MLS® #A2213157

**\$4,630,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 9.92 Acres

Shepard Industrial, Calgary, Alberta

Exceptional 9.92-acre industrial yard with high visibility along Stoney Trail and 61 Avenue SE. Zoned I-G (Industrial "General"), this versatile property supports a wide range of industrial and commercial uses. The site is graveled with a solid base of 8"9 inches of pit run topped with 12 inches of recycled gravel. Features include a 26-foot roll-across gate, 1% overland drainage slope to the southwest, and partial servicing with electricity and telephone. There is potential for subdivision under a bare land condominium plan, offering flexibility for future development. Ideally located just 500 meters from Stoney Trail and minutes from Glenmore Trail, with access from both 84 Street and 61 Avenue SE.

Built in 2022

## Essential Information

MLS® #	A2213157
Price	\$4,630,000
Bathrooms	0.00
Acres	9.92
Year Built	2022
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information



Address	6123 84 Street Se
Subdivision	Shepard Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4S1

### **Interior**

Heating	Natural Gas, Overhead Heater(s)
---------	---------------------------------

### **Exterior**

Lot Description	Backs on to Park/Green Space, Irregular Lot, Level, Open Lot
Construction	Mixed, Metal Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	12
Zoning	I-G

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.