

LAND FOR SALE

4121 - 8 STREET SE

CALGARY, AB



Lead Agents:

BRENT JOHANNESSEN
brent.johannesen@cushwake.com

BRAD PILLING
brad.pilling@cushwake.com

2.39 ACRES OF PAVED & FENCED YARD



PROPERTY DETAILS

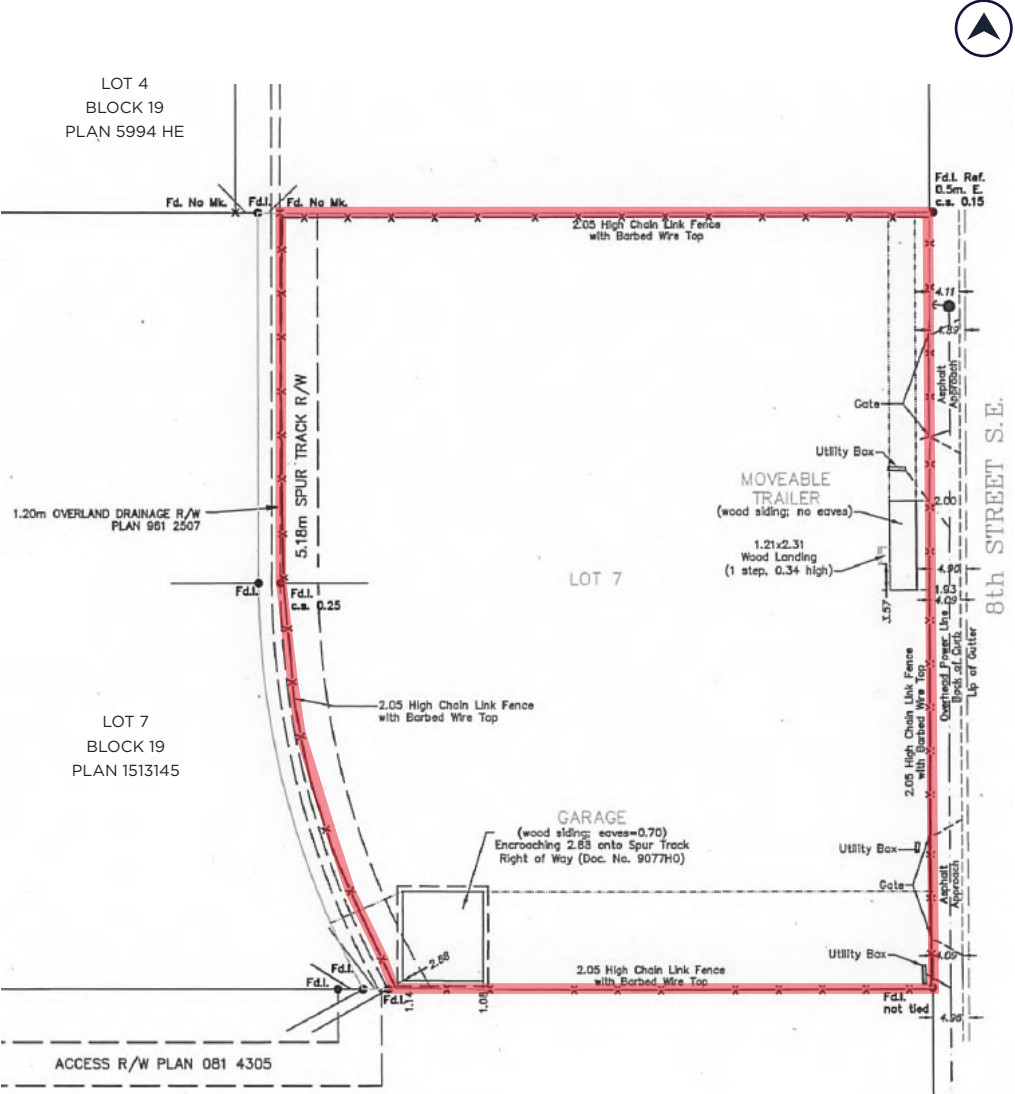
District:	Highfield
Legal Description:	Plan 1513063, Block 20, Lot 7
Zoning:	I-G (Industrial General)
Available Area:	± 2.39 acres of yard
Power:	TBV
Property Taxes:	\$45,405.04 (2026)
Asking Price:	\$3,585,000
Availability:	Immediate

HIGHLIGHTS

- Centrally located
- Fenced and paved yard with 2 access points
- 2 x 200 amp, 3 phase power connections
- Tied into City sewer
- Temporary garage structure included on site
- Office trailer can be available
- Good access onto Blackfoot Trail and Macleod Trail



SITE PLAN



GARAGE



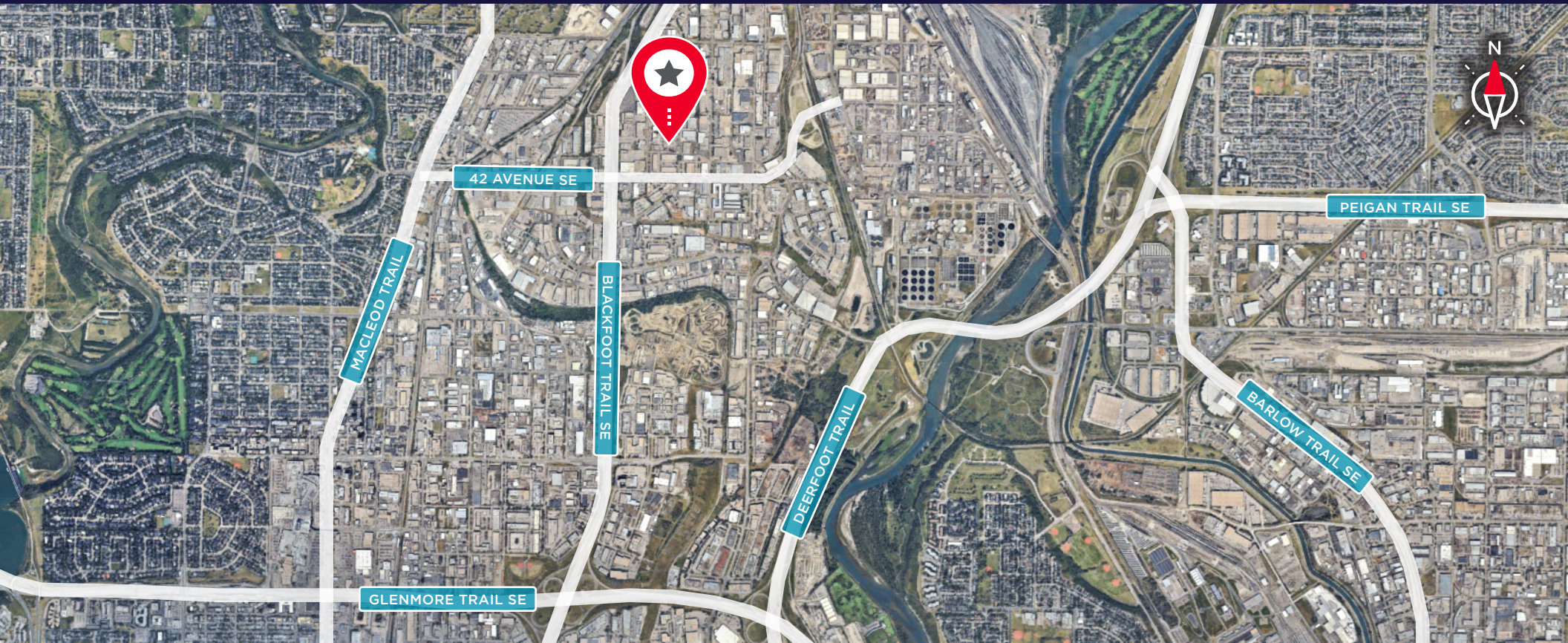
OFFICE TRAILER



OFFICE TRAILER

*Not to scale, not exactly as shown.

LOCATION MAP



For more information, please contact:

BRENT JOHANNESSEN

Vice President
Industrial Sales & Leasing
D: 403 261 1116
C: 403 589 8600
brent.johannesen@cushwake.com

ZACK DARRAGH

Vice President
Industrial Sales & Leasing
D: 403 261 1120
C: 587 437 2595
zack.darragh@cushwake.com

BRAD PILLING

Vice President
Industrial Sales & Leasing
D: 403 261 1121
C: 403 880 1419
brad.pilling@cushwake.com

SAM HURL

Senior Associate
Industrial Sales & Leasing
D: 403 261 1115
C: 403 630 7215
sam.hurl@cushwake.com



CUSHMAN & WAKEFIELD ULC

250 - 6 Ave SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com