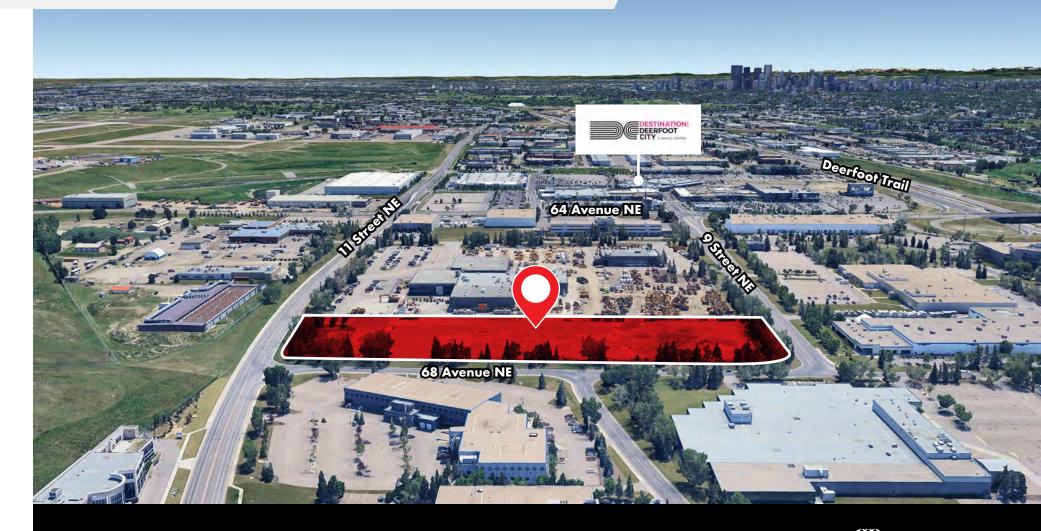
LAND FOR SALE

1115 68 Avenue NE **CALGARY, AB**

7.56 Acres Available in Deerfoot Business Park









SITE DETAILS

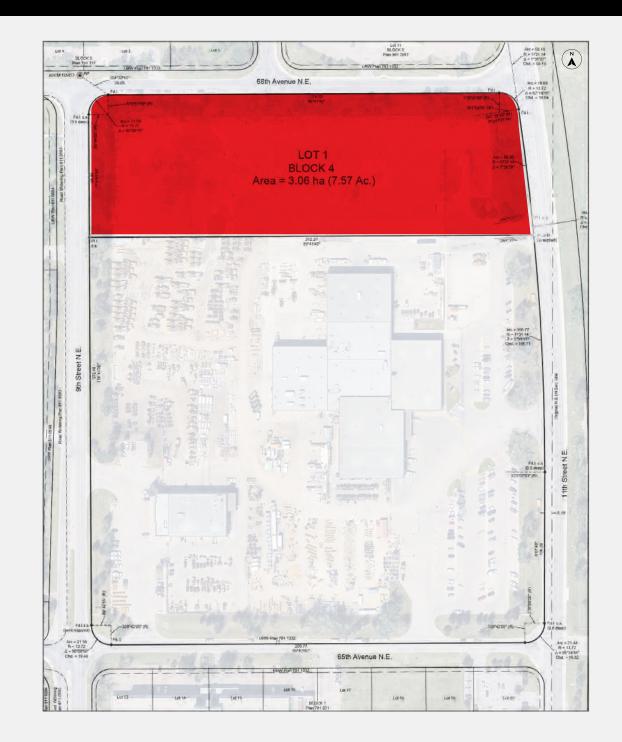
	Legal Address	Plan 7311331; Block 4; Lot 1
	Location	Deerfoot Business Park
$\left \stackrel{\frown}{\longleftrightarrow} \right $	Zoning	I-G, Industrial General
	Site Area	7.56 Acres
	Site Dimensions	1,020 feet wide by 325 feet deep approx.
	Site Condition	Graveled Yard
	Land Servicing	Full services at property line
\$	Sale Price	Market
TAX S=	Property Tax	\$ 157,165.92 (2025)
0000	Available	Immediately

HIGHLIGHTS

- Convenient location, close to Deerfoot Trail, 11 Street NE connecting to Beddington Trail, and 64 Avenue NE
- Close proximity to great amenities and a short distance away from Deerfoot City Shopping Centre
- Adaptable I-G Zoning
- Fenced yard, that is compacted and graveled with access off of 11 Street NE
- 6 minute drive to the Calgary International Airport



SITE PLAN | 1115 - 68 Avenue NE



NEARBY AMENITIES

1	Deerfoot City Mall	
2	The Big Box	
3	McDonald's	
4	Original Joe's	
5	Tim Hortons	
6	Walmart Supercentre	
7	Canadian Tire	
8	iFLY Indoor Skydiving	
9	Save-On Foods	
10	Shane Homes	
11	Party Rental Depot	



DRIVE TIMES



Deerfoot City Mall 3 min. / 1.0 km



Deerfoot Trail 3 min. / 1.5 km



Glenmore Trail 12 min. / 17.0 km



Stoney Trail East 6 min. / 8.3 km



Downtown Calgary 12 min. / 10.9 km



Calgary Int. Airport 6 min. / 5.0 km

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12

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