

Calgary



FOR SALE

7535 114 AV SE

Great future development opportunity in the East Shepard Industrial district.

LAND TYPE	COMMUNITY	QUADRANT	DWELLING SIZE	LAND USE
Commercial	East Shepard Industrial	SE	5.09 acres	S-FUD

Property Highlights

- Ideal holding property, with a range temporary uses allowed.
- Convenient access to 114 Avenue SE and Stoney Trail SE.
- ± 5.09 acre S-FUD parcel.
- Located in the East Shepard Industrial area.
- Water and sanitary lines are unavailable to the property, but a storm sewer connection is available from 114 Avenue SE.
- Future prohibited uses are school, hospital and residential.

Financial info

LIST PRICE

\$1,781,500⁰⁰ + GST

SUBMISSION OPEN DATE:

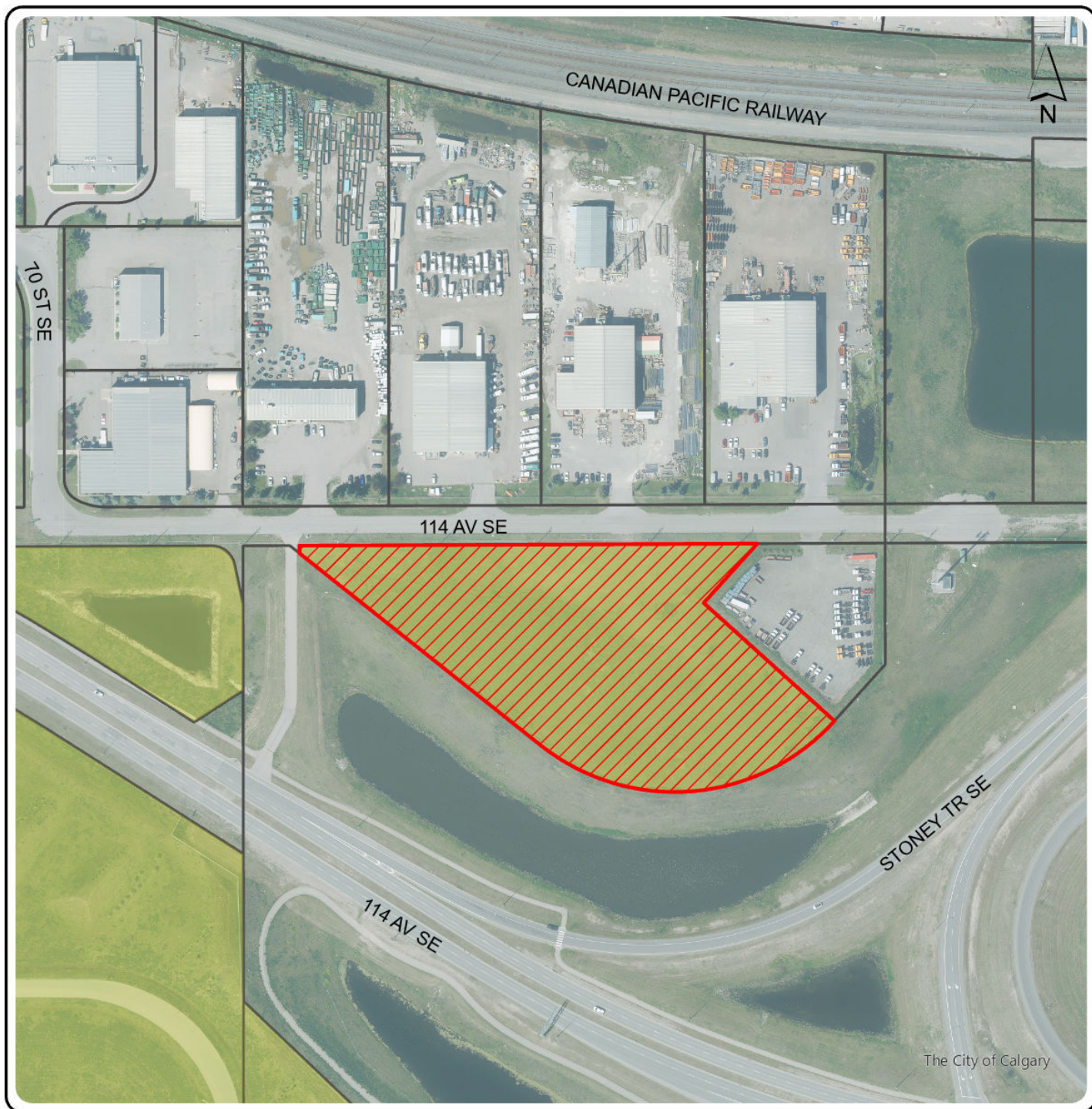
October 06, 2026

SUBMISSION CLOSE DATE:

November 05, 2026

The properties are sold "as is". No warranties or guarantees apply. All sales are subject to corporate approval. The City reserves the right not to enter into a sale agreement. Details of the City's real estate sales process available through the Vendor.

18-01200746

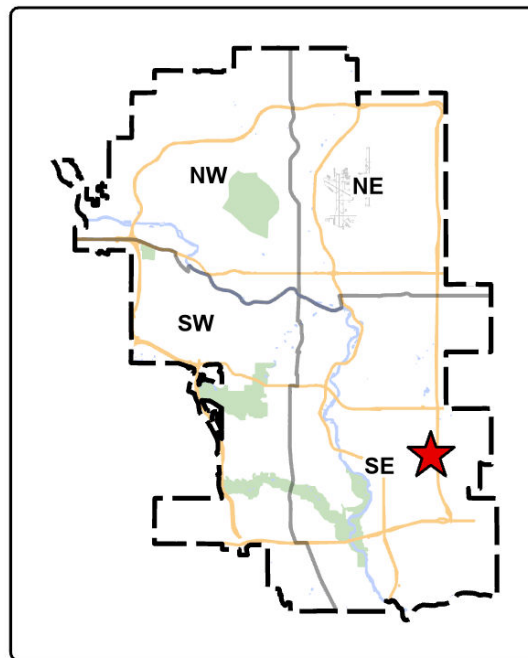
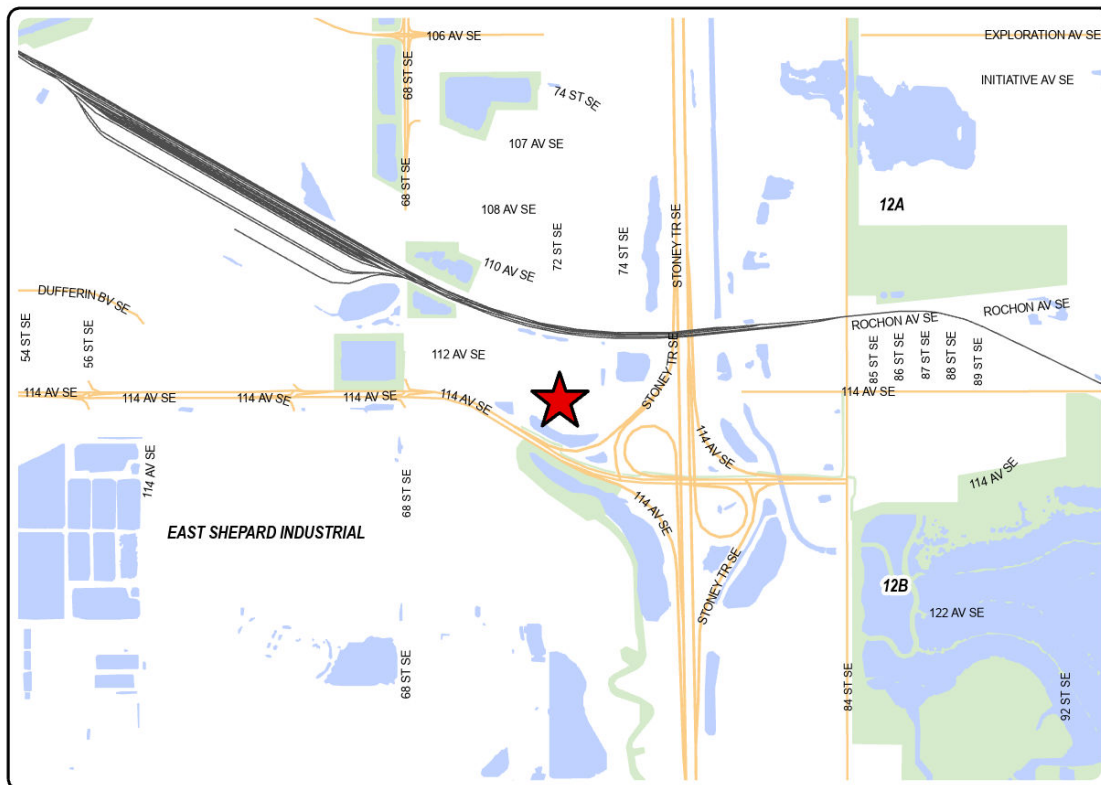


7535 114 AV SE

 Property
±5.09ac (±2.059ha)

 City-Owned Land

Context map



Legend



7535 114 AV SE



NOT TO SCALE

Contact us



Jay Peressini

Sales Agent
Real Estate & Development Services

EMAIL

Jay.Peressini@calgary.ca

OFFICE (403) 554-0780

To arrange a showing weekdays
during regular business hours.

Submit interest using the
Purchaser Application Form

**City of Calgary Real Estate &
Development Services**

Administration Building
3rd Floor (#195) 323 7 Ave S.E.
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit

calgary.ca/realestate

The information provided herein has been gathered from
sources deemed reliable, but is not warranted as such and
does not form any part of any future contract. This offering
may be altered or withdrawn at any time without notice.