

**11977 154 Avenue**  
**Calgary, Alberta**

**MLS # A2295627**



**\$5,000,000**

**Division:** NONE

**Lot Size:** 19.65 Acres

**Lot Feat:** Yard Drainage

**By Town:** -

**LLD:** -

**Zoning:** S-FUD

**Water:** Well

**Sewer:** -

**Utilities:** -

Rare opportunity to acquire a fully operational, income-producing RV storage facility on 19.65 acres within Calgary city limits, zoned S-FUD (Special Future Urban Development) and positioned on the doorstep of Calgary's next major growth corridor. The site is a proven cash-flowing asset running at 100% capacity, supported by a lean expense base and strong NOI growth potential. With nearly \$1.2 million invested in site development, infrastructure, and upgrades including a 4-acre drainage pond and improvements to the on-site residence, this is a best-in-class operation ready for a new owner from day one. A live-in manager currently oversees the property in exchange for accommodation, keeping overhead low and providing the on-site presence that clients value. The property also includes an accessory building housing a double garage, workshop, storage, and office. Adjacent to the rapidly growing Hotchkiss and Sora communities with direct access to Highway 22X and Stoney Trail, this is a rare dual-horizon asset. Steady income now, significant development upside ahead. The RV storage Development Permit is valid to 2030, and extensions are likely achievable for as long as the surrounding land remains ahead of the city's development wave, meaning a new owner can expect a long, uninterrupted income runway right up until the land itself becomes the opportunity. Inquire for full financial details.