

5320 52 Avenue, Calgary T2C 4S5

MLS® #: **A2151384** Area: **Starfield** Listing Date: **07/22/24** List Price: **\$1,299,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Industrial Land**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **54,885 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM
152
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple** Zoning: **i-G**
 Legal Desc: **7558AF**

Remarks

Pub Rmks: **A GREAT OPPORTUNITY to purchase a small vacant industrial parcel of land listed for sale with 120 feet of direct exposure onto 52nd Street SE. This undeveloped parcel of land was rezoned to I-G and is approximately 1.26 ac of land is an ideal site to build small front-loading industrial condominiums, or even a small fabrication/service shop with yard and heavy equipment parking. The property tax in 2024 was \$1275.10. Over 24,000 vehicles drive past this site every weekday. City of Calgary may consider rezoning to I-C. The Legal description of the properties is: Plan 7558AF, Block 20, Lots 21 to 38 and the east 2.499 metres in perpendicular width throughout Lot 39, excepting thereout all mines and minerals.**

Inclusions:

None

Property Listed By:

Grand Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123