

**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  
**184**  
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**

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