

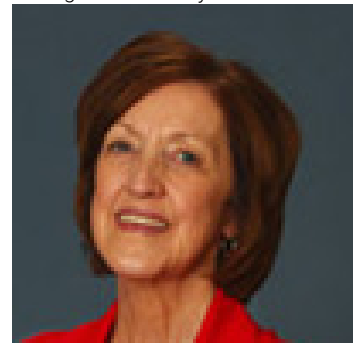


5320 52 Avenue Calgary Alberta

\$1,299,000

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. (id:6769)

Listing Presented By:



Originally Listed by:
Grand Realty



CIR

REALTY

149 West Lakeview Point , Calgary,
AB,

Phone: 403-585-5270
cawarawa@shaw.ca