

# \$1,199,000 - 5320 52 Avenue Se, Calgary

MLS® #A2151384

**\$1,199,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.26 Acres

Starfield, Calgary, Alberta

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.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2151384        |
| Price     | \$1,199,000     |
| Bathrooms | 0.00            |
| Acres     | 1.26            |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5320 52 Avenue Se |
| Subdivision | Starfield         |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2C 4S5 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2024 |
| Days on Market | 272             |
| Zoning         | i-G             |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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