

# \$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	258
Zoning	i-G

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.