# \$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 329 Zoning i-G

## **Listing Details**

Listing Office Grand Realty

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