

# \$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	330
Zoning	i-G

### **Listing Details**

Listing Office	Grand Realty
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