



GRASSROOTS
REALTY GROUP

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**5320 52 Avenue SE
Calgary, Alberta**

MLS # A2278383



\$1,175,000

Division: Starfield

Lot Size: 1.26 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: I-G

Water: -

Sewer: -

Utilities: -

Here's 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.