

An aerial photograph of a large industrial lot in winter. The lot is outlined with a thick red border. Inside the lot, there are several white semi-trailers parked in rows, a few trucks, and some bare trees. To the left of the lot is a large industrial building with a corrugated metal roof. The surrounding area is covered in snow, and other industrial buildings and parking lots are visible in the background.

**PRICE REDUCED**

**±3.61 ACRES OF LAND FOR SALE**

**13950 - 52 STREET NE**

CALGARY, AB





# 13950 - 52 STREET NE

## CALGARY, AB

### Property Details

District: Stoney 5 Business Park

Zoning: I-G (Industrial General)

Legal Description: Plan 9410747, Lot 1

Available Area: ±3.61 acres

Asking Price: ~~\$3,200,000~~ **NOW \$2,700,000**

Property Taxes: \$42,815.53 (2025)

Available: Immediately

Services:

- Electricity
- Gas
- Internet/phone
- Storm water pond on site

House: ±2,175 sf house built in 1966

Quonset: ±753 sf quonset built in 1975

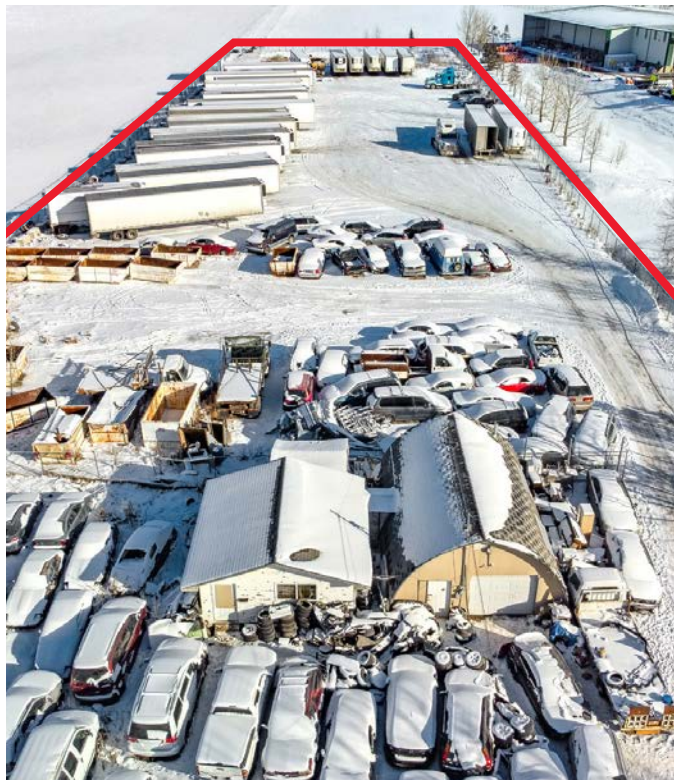
Out Building: ±592 sf out building built in 1975

### Highlights

- Partially gravelled yard area
- Site is fenced
- Excellent access to Balzac, Metis Trail and Stoney Trail

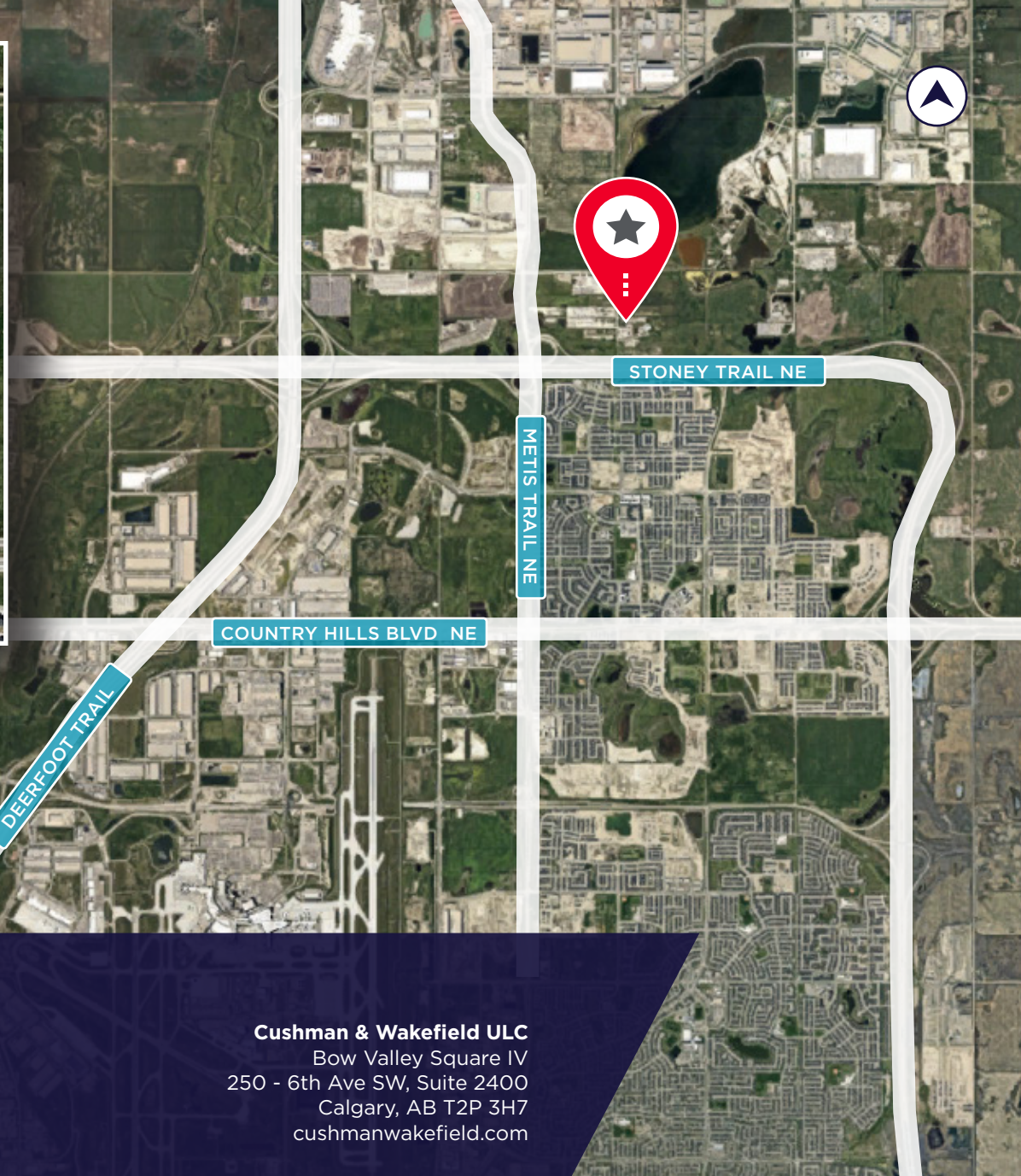






**AERIAL PHOTOS**





## FOR MORE INFORMATION, CONTACT

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