



PRICE REDUCED

±3.61 ACRES OF LAND FOR SALE

13950 - 52 STREET NE

CALGARY, AB



CUSHMAN &
WAKEFIELD

13950 - 52 STREET NE CALGARY, AB

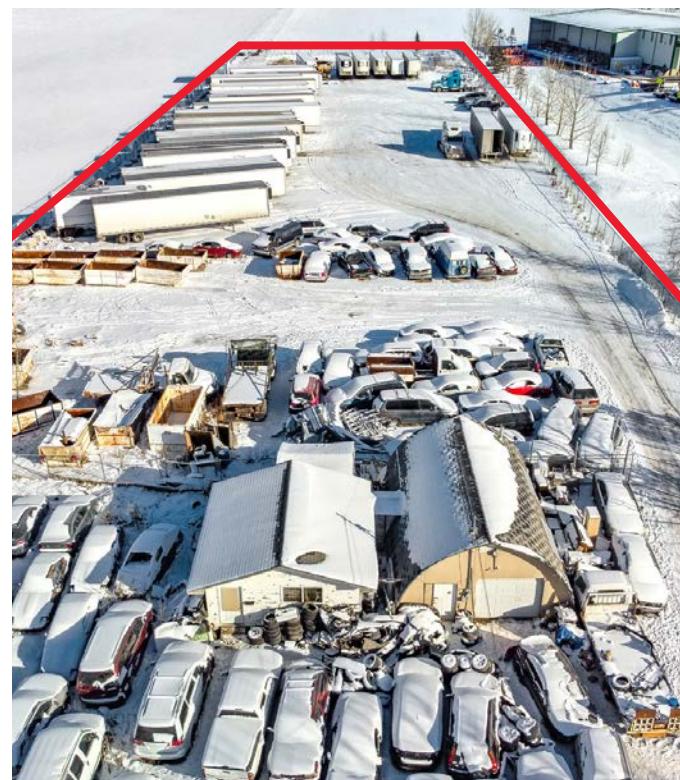
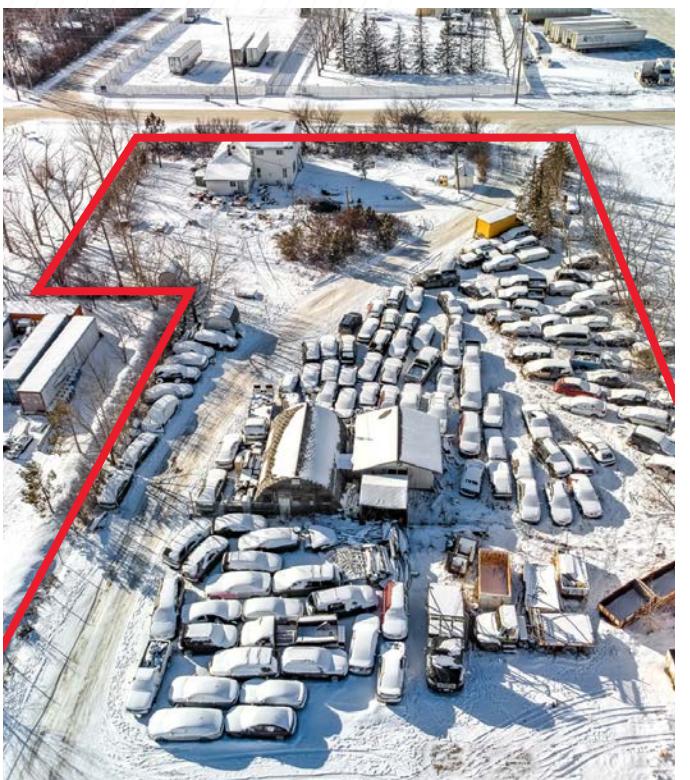
Property Details

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:	<ul style="list-style-type: none">ElectricityGasInternet/phoneStorm 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

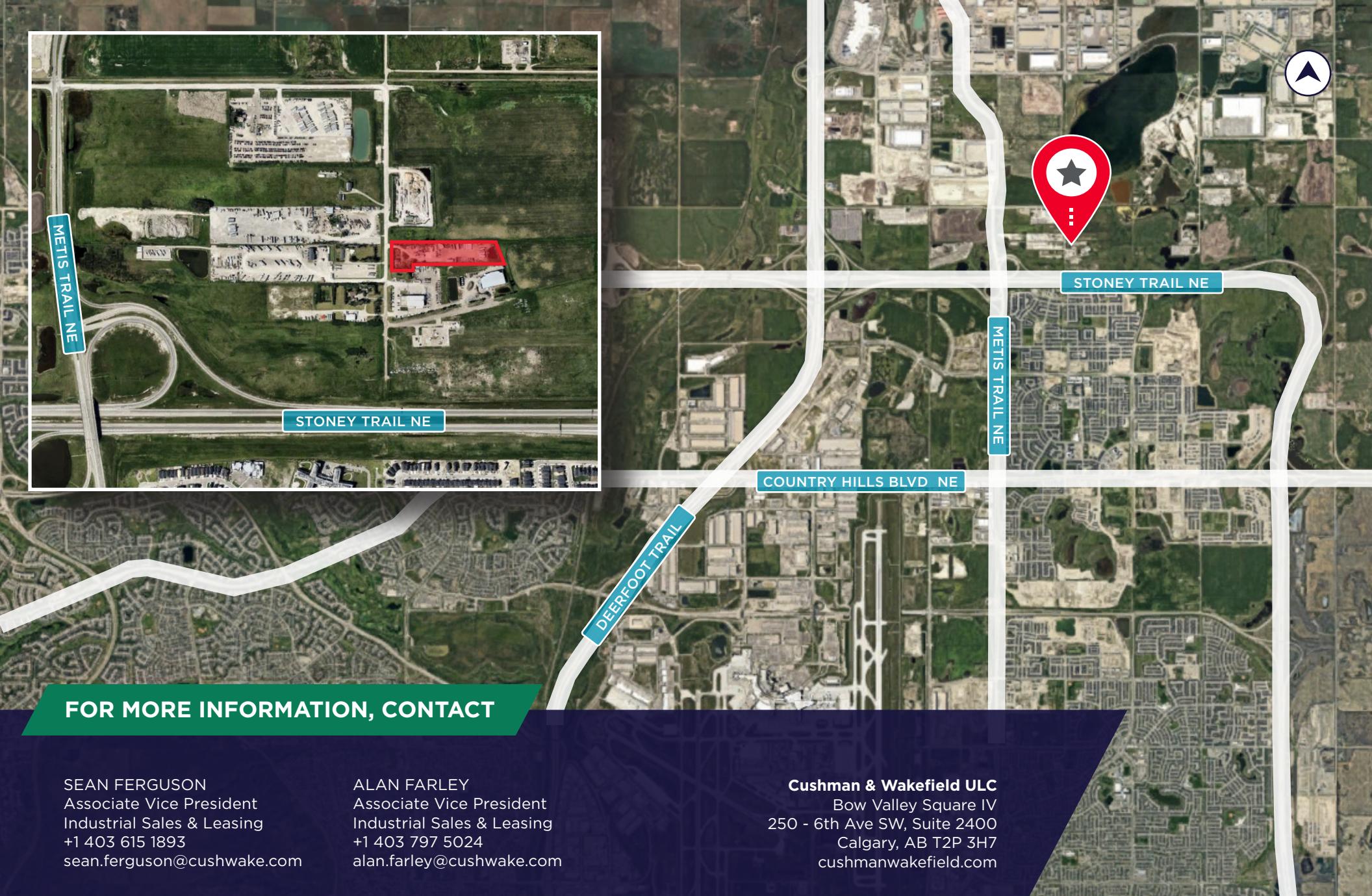
Highlights

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





AERIAL PHOTOS



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