

54TH AVE

LANDS

TWO 1.14 ACRE
LOTS AVAILABLE

FOR SALE OR LEASE

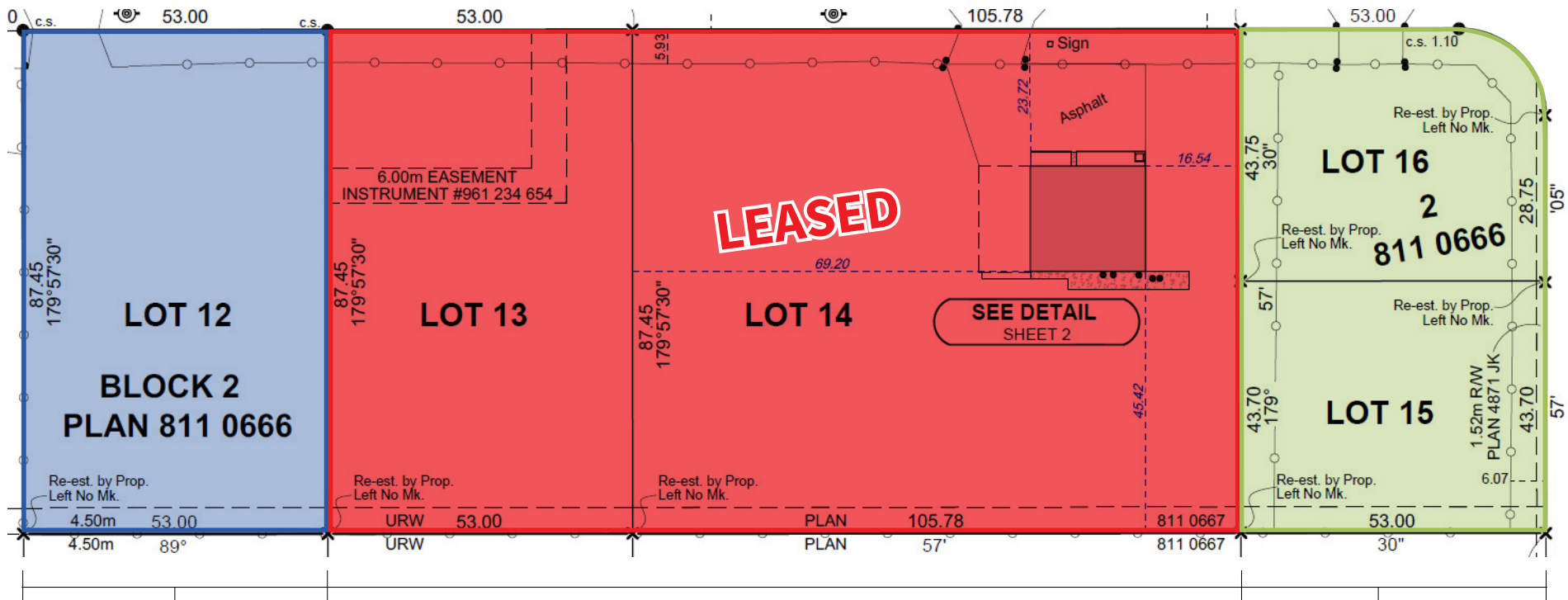
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LOCATION DETAILS



5471 - 54 AVENUE SE

Plan	8110666; Block 2, Lot 12
Site Size	1.14 acres / 174 ft x 287 ft
Price	\$1,400,000 \$1,300,000
Lease Rate	Market (Contact Agent)

5563 - 55 STREET SE

Plan	8110666; Block 2, Lots 15 & 16
Site Size	1.14 acres / 174 ft x 287 ft
Price	\$1,400,000 \$1,300,000
Lease Rate	Market (Contact Agent)

- Strong industrial location with proximity to public transit, retail, residential, and major thoroughfares
- Graveled and fenced yard makes it ready for use by owner-user

- Opportunity for owner-users or developers
- No levies payable in the event of development

LOCATION OVERVIEW



Amenities

- | | | | |
|---|---------------------------|---|--------------------------|
| 1 | Brewsters Brewing Company | 5 | Petro Canada Gas |
| 2 | Subway | 6 | Tim Hortons |
| 3 | Coco Brooks Pizza | 7 | Foothills Soccer Centre |
| 4 | Edo Japan | 8 | Supreme Truck & Car Wash |

Drive Times

Deerfoot Trail (HWY 11)	8 mins / 4.7 kms
Glenmore Trail (HWY 8)	5 mins / 2.9 kms
Stoney Trail	5 mins / 4.0 kms
Downtown Calgary	14 mins / 12.4 kms
Calgary Int. Airport	22 mins / 21.5 kms



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