

54TH AVE

LANDS

TWO 1.14 ACRE
LOTS AVAILABLE

FOR SALE OR LEASE

Casey Stuart, SIOB
Executive Vice President
+1 403 456 3247
casey.stuart@jll.com

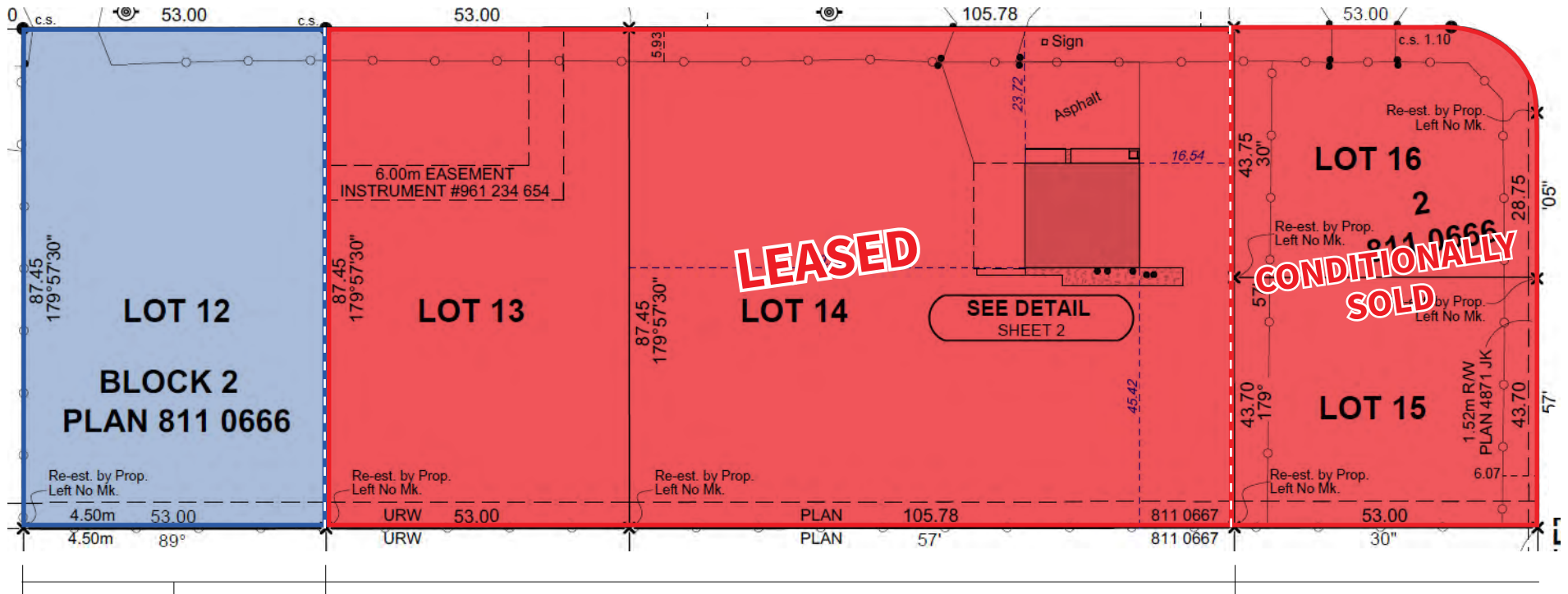
Ryan Haney
Executive Vice President
+1 403 456 2221
ryan.haney@jll.com

Austin Smith
Vice President
+1 403 456 2197
austin.smith@jll.com



PRICE REDUCED

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)

- 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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