

# 54TH AVE

# LANDS

## FOR SALE OR LEASE

**Ryan Haney**

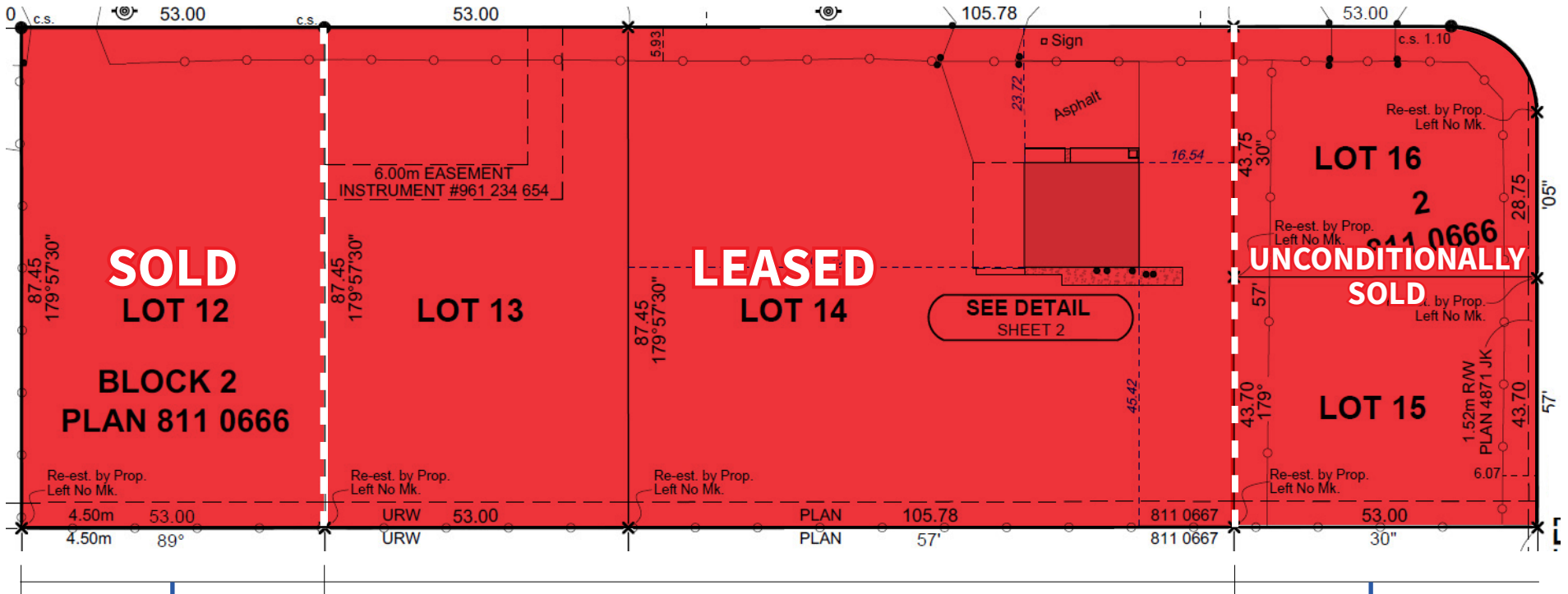
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# LOCATION DETAILS



## 5471 - 54 AVENUE SE - Sold

<b>Plan</b>	8110666; Block 2, Lot 12
<b>Site Size</b>	1.14 acres / 174 ft x 287 ft
<b>Price</b>	<del>\$1,400,000</del> <b>\$1,300,000</b>
<b>Lease Rate</b>	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

## 5563 - 55 STREET SE - Unconditionally Sold

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

- 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



**54<sup>TH</sup>**  
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