

# 54<sup>TH</sup> AVE

# LANDS

1.14 ACRES  
UP TO 5.71 ACRES  
**FOR SALE  
OR LEASE**

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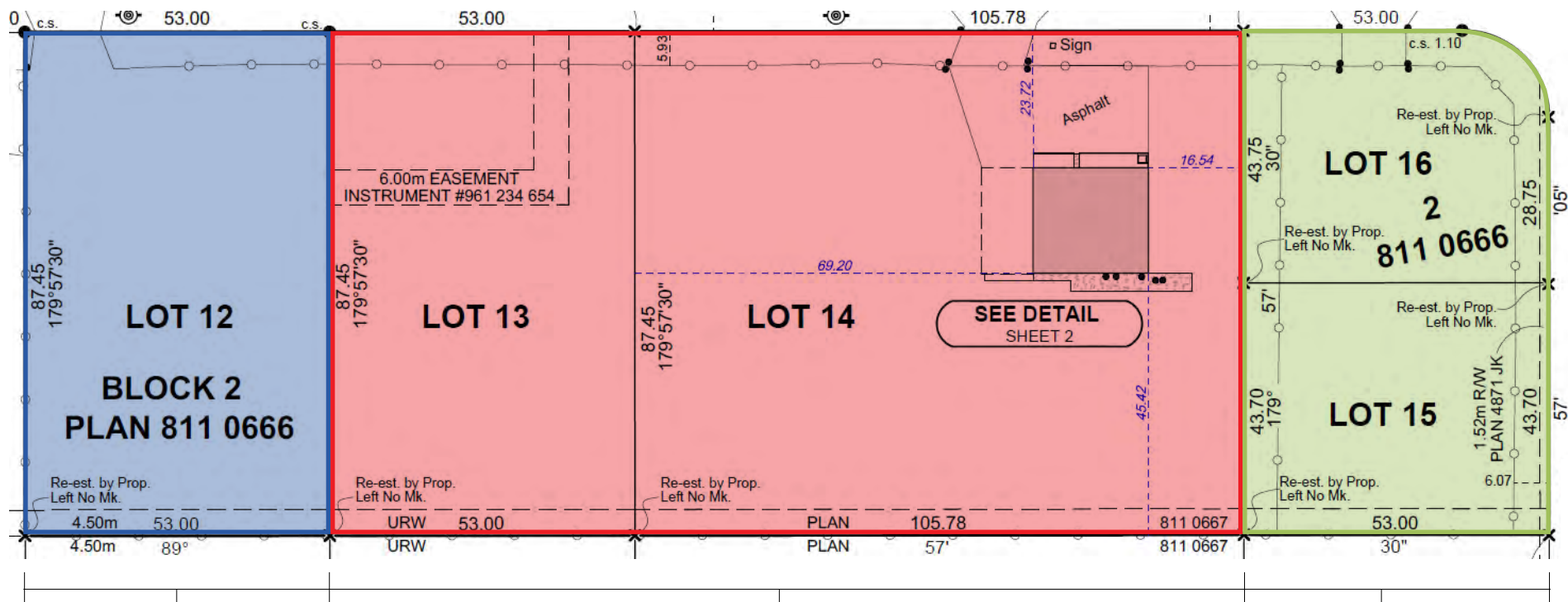
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PRICE REDUCED

# LOCATION DETAILS



## 5471 - 54 AVENUE SE

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

## 5501 - 54 AVENUE SE

Plan	8110666; Block 2, Lots 13 & 14
Site Size	3.43 acres / 521 ft x 287 ft
Warehouse Size	3,955 sf / 65 ft x 60 ft
Price	<del>\$4,100,000</del> <b>\$3,900,000</b>

## 5563 - 55 STREET SE

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

**Combined Sale Price:** ~~\$6,900,000~~ **\$6,500,000**

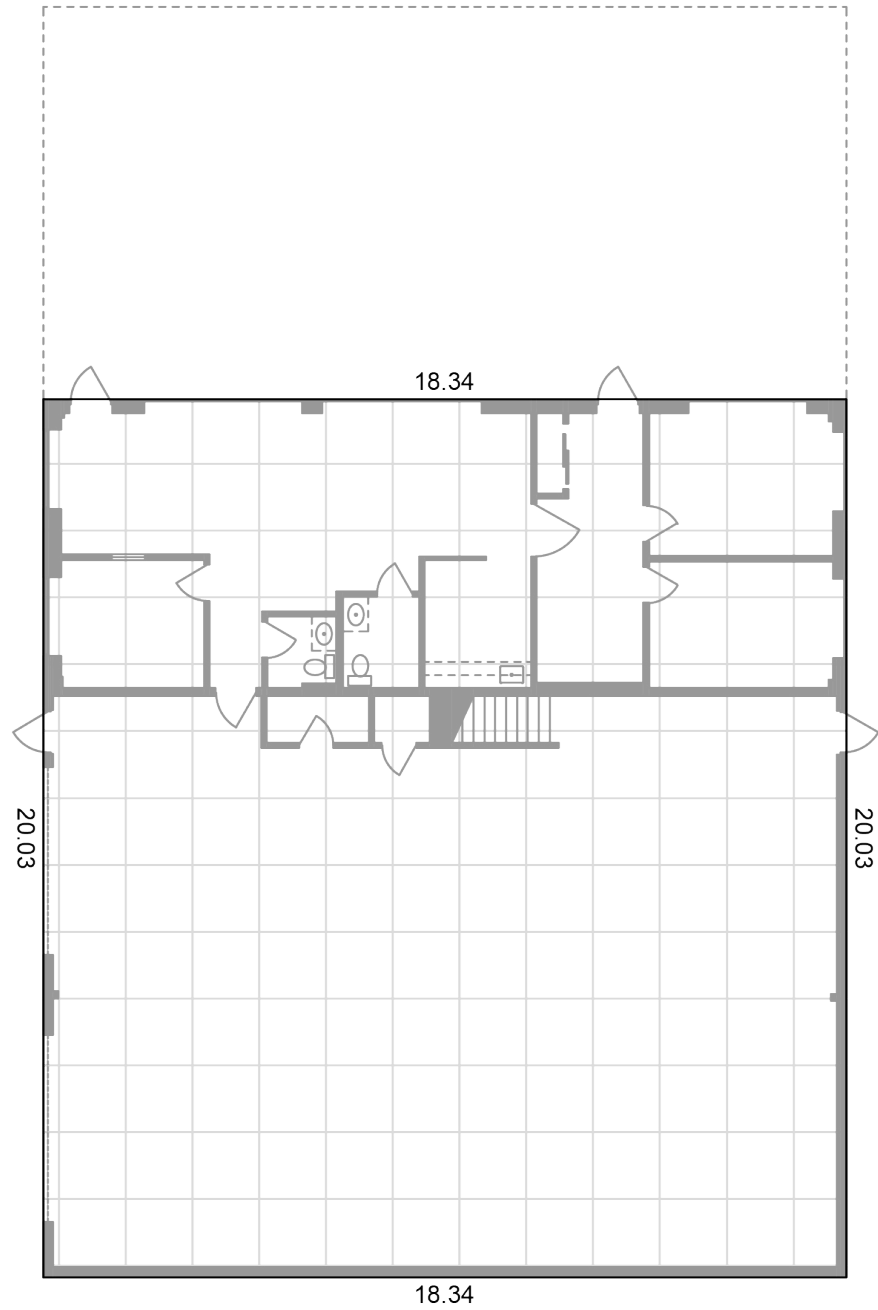
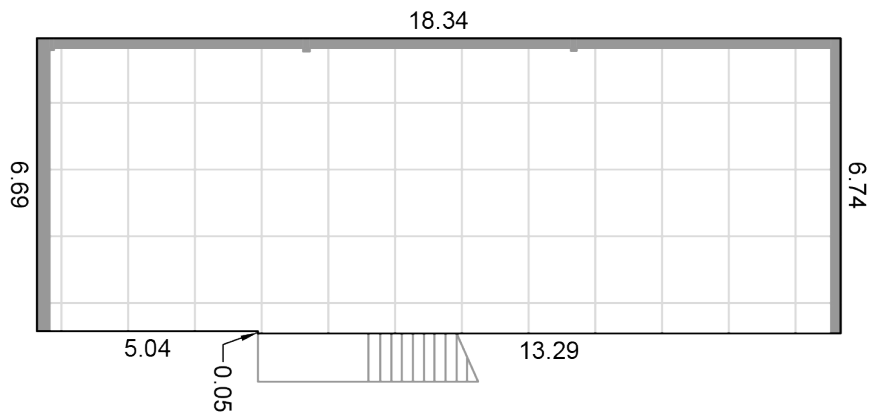
**Lease Rate:** Market (Contact Listing Agent)

- 3,955 sf of office and shop building on Lot 14, plus covered loading area
- Shop has trench and sump, 2,500 CFM makeup air, two 14'x16' doors, and functional office layout
- Multiple size options available
- 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
- Existing building allows operator / owner-user to occupy immediately with office and shop space

# BUILDING PHOTOS



# BUILDING PLAN



# 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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