

**AVISON
YOUNG**

For Lease

3640/3660 - 52 Street SE
Calgary, Alberta

**SUBJECT
PROPERTY**

34 Ave SE

52 STREET SE

52 STREET SE

1.73 ACRES OF PRIME INDUSTRIAL LAND
Fully graded and secure site

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Property details

SITE SIZE

1.73 acres

ZONING

I-G (Industrial-General)

AVAILABILITY

Immediately

DISTRICT

Forest Lawn Industrial

GROSS LEASE RATE

\$1.25 psf

TERM

3 - 5 years

LEGAL DESCRIPTION

Plan: 7410089

Block: 3

Lot: 4

Opportunity

Avison Young is pleased to present an opportunity to purchase $\pm$ 1.73 acres of industrial land, located in the Forest Lawn Industrial Park in Southeast Calgary.

Property highlights



Zoning allows for a variety of industrial uses



Fenced & gravelled site



Exposure to 52nd Street & surrounded by major thoroughway



Site Plan



Drive times

DOWNTOWN CALGARY

13 minutes

CALGARY INTERNATIONAL AIRPORT

21 minutes

STONEY TRAIL

7 minutes

GLENMORE TRAIL

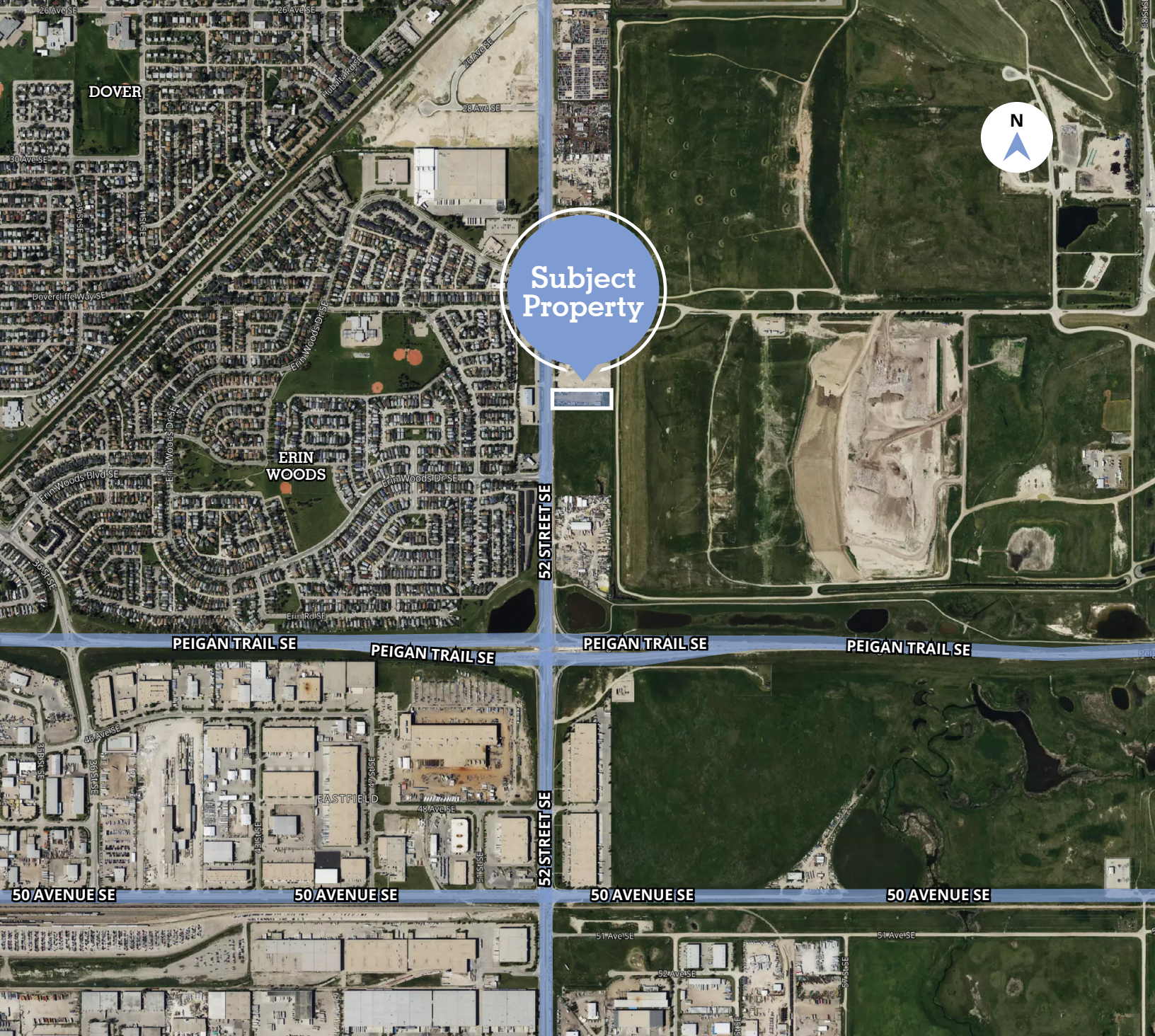
8 minutes

DEERFOOT TRAIL

11 minutes

Location

Strategically located in Calgary's established South Foothills industrial node, 3640/3660 - 52 Street SE offers excellent connectivity via major transportation routes including 52 Street SE, Glenmore Trail SE, and Stoney Trail SE. This prime location provides efficient access across the city, making it ideal for logistics, distribution, and industrial operations.



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