



GRASSROOTS
REALTY GROUP

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2527, 47 Avenue SE
Calgary, Alberta

MLS # A2340420



\$360,000

Division: Valleyfield

Lot Size: 0.23 Acre

Lot Feat: Corner Lot

By Town: -

LLD: -

Zoning: S-FUD

Water: -

Sewer: -

Utilities: -

Corner lots side by side (Lot#2527 and Lot#2531) sold as is. Both lots (Please refer pic. #01 & #03) are of the exact same size in one of Calgary's most dynamic industrial hubs. Located just moments from Barlow Trail and Deerfoot Trail, both lots are sold together making 9,925 sq. ft. parcel offers a rare blend of accessibility, visibility, and potential. Zoned S-FUD (Special Purpose - Future Urban Development), this land is suitable for building a custom business facility, launching a private operation, or using the space as a secure trucking yard for your machinery. Location Stands Out: Central Accessibility: Situated just one block east of the bustling Barlow Trail, you enjoy seamless connectivity to downtown Calgary and the entire city. With quick access to Peigan Trail and Deerfoot Trail, your logistics and daily commutes are effortless. Established Surroundings: Nestled among thriving commercial businesses, popular restaurants, and vibrant residential communities, you'll be part of a lively, high-traffic area that brings consistent activity to your doorstep. Rare Opportunity: This is a land assembly sale for a corner lot that doesn't come often. Perfect for investors looking to secure a high-value asset or entrepreneurs ready to launch their next venture. Priced for Value: Listed at \$360,000, this property represents an exceptional entry point into Calgary's industrial sector. Don't miss the chance to own a strategic piece of land in a location that truly has it all. Key Details: Ownership: Fee Simple Address: 2527 & 2531 48 Avenue SE, Calgary, AB Size: 9,925 sq. ft. combined. Zoning: DC (Direct Control) Use: Commercial, Industrial, Storage, or Custom Build. Location: Corner lot, one block east of Barlow Trail.