

**2525 49 Avenue SE**  
**Calgary, Alberta**

**MLS # A2252285**



**\$3,400,000**

**Division:** Valleyfield

**Lot Size:** 3.01 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** I-G

**Water:** -

**Sewer:** -

**Utilities:** -

We are in the heart of Calgary's busiest industrial park, our parcel is corner property that can be used for retail, light industrial or commercial uses. While we have mixed use around the lands, retail to the north and major industrial service all around this is prime lands. Levies have been paid. All services are at the property line. We have 86,000 + cars driving past this site daily giving exposure to your business a major boost. These three ±1-acre lots are surrounded by a strong and growing residential and employment base. Currently undergoing subdivision which will allow a 1 acre purchase. Within a 5 km radius, the area boasts over 79,000 residents and 33,000 households, with an average household income nearing \$96,000. A healthy mix of younger and established demographics — including 42% of residents holding a university or college credential — make the surrounding market both diverse and workforce-ready. These properties are exceptionally well-suited for commercial development, supported by over 6,600 businesses and 104,000 daytime employees within the 5 km catchment. Accessibility is further enhanced by major routes surrounding the subject property — including Barlow Trail, Peigan Trail, and Deerfoot Trail — and high daily exposure coming from Barlow Trail SE (46,247 vehicles/day), 50 Avenue SE (35,185 vehicles/day), and 25 Street SE (8,029 vehicles/day).