

FOR SALE

Industrial Land Development Opportunity | 3 Purchase Options Available
3208 & 3430 52 Street SE, Calgary, AB T2E 8S1 | Forest Lawn Industrial

3208 52 St SE
Plan: 4569JK; Block: 2; Lot: 2B

3430 52 St SE
Plan: 4569JK; Block: 2; Lot: 2A

NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

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PROPERTY FEATURES

- Located in Calgary's Southeast Industrial area with excellent access to 52 Street SE, Peigan Trail, and other major transportation routes
- Fenced yard ideal for storage, fleet parking, or secure operations
- Close proximity to major distribution routes and industrial activity nodes
- Graded gravel site

PROPERTY DETAILS

LEGAL ADDRESSES	Plan: 4569JK; Block: 2; Lot: 2A Plan: 4569JK; Block: 2; Lot: 2B
AVAILABLE AREA	Lot 2A (3430): 4.50 Acres Lot 2B (3208): 5.00 Acres Lot 2A & 2B: ±9.50 Acres
ZONING	I-G (Industrial General)
SITE SERVICES	Semi-serviced
ENVIRONMENTAL STATUS	Pending
2025 PROPERTY TAXES	Lot 2A (3430): \$97,792.13 Lot 2B (3208): \$73,562.39
ASKING PRICE	Market



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DEMOGRAPHICS & ACCESSIBILITY

Positioned in SE Calgary, the site serves a strong and growing residential base of 94,948 residents within 5 km with a solid average household income of \$81,808. Driven by steady annual growth, the catchment is projected to expand rapidly (106,295 residents by 2028). A balanced mix of younger and established demographics ensures a diverse, workforce-ready market.

The property is ideal for commercial development, supported by a massive daytime population of 114,678. Accessibility is excellent along this primary arterial route, providing high daily exposure with strong traffic counts on 52 Street SE near Erin Woods Drive (28,000 vehicles/day) and Peigan Trail (21,000 vehicles/day).



94,948
RESIDENTS
WITHIN 5KM



\$81,808
AVG HOUSEHOLD
INCOME



114,678
DAYTIME
POPULATION



2.4% / YEAR
ANNUAL GROWTH
(POPULATION)



49,000+
VEHICLES / DAY
DIRECT EXPOSURE



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