

## \$875,000 - 5225 50 Avenue, Calmar

MLS® #E4456419

**\$875,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Calmar, Calmar, AB

Looking for the perfect development site? This 2.21-acre parcel in Calmar is fully ready for commercial or multifamily construction. Positioned right on Highway 39 in one of Alberta's fastest-growing towns, it offers outstanding visibility and access – just 10 minutes from Leduc and Edmonton International Airport (YEG). Architectural drawings for a strip mall are already complete and will be transferred to the buyer. With Calmar facing a shortage of both retail space and multifamily housing (apartments), demand is strong and immediate. This site also qualifies for the CMHC MLI Select program, making financing more attractive for investors. In short: a prime opportunity to build, lease, and profit in a high-growth market.



### Essential Information

MLS® #	E4456419
Price	\$875,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

### Community Information

Address	5225 50 Avenue
Area	Calmar

Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### **Additional Information**

Date Listed	September 4th, 2025
Days on Market	9
Zoning	Zone 92

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Listing information last updated on September 13th, 2025 at 8:32pm MDT