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2412-2414 EDMONTON TRAIL NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
33477

MLS ID:
A2277616

\$1,700,000



 **SAM ALEIN**
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 Alliance West Asset and Property Management Ltd.
 403-455-5554

 2412-2414 Edmonton Trail NE, Calgary , Alberta T2E 3M8

Transaction Type	Title	Days On Market
For Sale	Fee Simple	1
Zoning	Subdivision	Year Built
CN-1	Winston Heights/Mountview	1959
Structure Type	Property Type	Property Sub Type
Mixed Use	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
1686HU	1383.00	128.48
Inclusions	Restrictions	Reports
N/A	None Known	Floor Plans, Other Documents, RPR with Compliance, Title

Prime commercial development or owner user opportunity along Edmonton Trail NE. This 6,000± sq ft site offers excellent exposure in Winston Heights/Mountview and Tuxedo, minutes from downtown. CN 1 zoning supports a wide range of uses including retail, office, medical/dental, café, and personal services. Includes a 640± sq ft commercial building and 743± sq ft house, both delivered with vacant possession. Ideal for redevelopment, customization, or investment with strong leasing potential. High visibility corridor with 18,000 VPD traffic counts and a growing residential catchment. Immediate availability. Contact us for more information on this property and larger land assembly opportunity.

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