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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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 403-455-5554

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

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