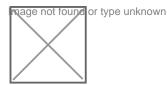


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1312 EDMONTON TRAIL NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

25952

MLS ID: A2141766

\$2,500,000



△ WARREN KWAN

(403) 520-5220

Hope Street Real Estate Corp.

403-520-5220

r<u>M</u>1

1312 Edmonton Trail NE, Calgary, Alberta T2E 3K7

Transaction Type

For Sale

Days On Market

59

Zoning

C-COR2 f1.0h10

Subdivision

Renfrew

Year Built

1923

Structure Type Other

Property Type

Commercial

Property Sub Type

Business

Legal Plan

470P

Building Area (Sq. Ft.)

15758.50

0.25

Building Area (Sq. M.)

1464.00

Lot Size (Sq. Ft.)

10893

Lot Size (Acres)

Access to Property

Accessible to Major Traffic Route, Back

Alley Access, Paved Lane

Inclusions

N/A

Restrictions

None Known

Reports

Environmental Phase 1,RPR with

Compliance

A fantastic location with so much potential for redevelopment right on Edmonton Trail minutes from downtown! Build condos, retail or office space or plan for mixed use. Lot is 75' wide by 140' deep; a total of 10, 896 square feet C-COR-2F. Other option too is the current house on the property could be renovated to run a small business or office out of. There is also a double detached garage and is paved to fit 8 parking stalls. This property is being sold mainly for land value so house and garage are sold as is. Lots of potential for this property!

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