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1312 EDMONTON TRAIL NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
25952


MLS ID:
A2141766

\$2,500,000



 **WARREN KWAN**
 (403) 520-5220

 Hope Street Real Estate Corp.
 403-520-5220

 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	Building Area (Sq. M.) 1464.00	Lot Size (Sq. Ft.) 10893
Lot Size (Acres) 0.25	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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