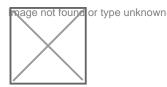


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2202 EDMONTON TRAIL NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

26522

MLS ID:

A2157735

\$1,399,000



- △ JEFF GILCHRIST
- **2** (403) 669-2767
- □ Century 21 Bamber Realty LTD.
- **403-245-0773**

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2202 Edmonton Trail NE, Calgary , Alberta $\,$ T2E 1S6

Transaction Type

For Sale

Title

Fee Simple

Days On Market

13

Zoning

DC (pre 1P2007)

Subdivision

Winston Heights/Mountview

Year Built 1951

Structure Type

Mixed Use

Property Type Commercial

Property Sub Type

Mixed Use

Legal Plan

419R

Building Area (Sq. Ft.)

2518.00

Building Area (Sq. M.)

233.93

Lot Size (Sq. Ft.)

7502

Lot Size (Acres)

0.17

Inclusions

refrigerator, stove.

Restrictions

Environmental Phase 1,RPR with

Encroachment

Compliance

Reports

This property is being sold with 408 21 Ave NE (MLS#A2157816) only. Total price \$2,224,000.00. These 2 land parcels provide 13,475 sq ft or 1277 sq m of future development potential in the beautiful inner city community of Mountain View/Winston Heights. The existing building is 2518 sq ft of Flex/Office space (main floor is currently vacant) tenants are month to month generating up to \$2600.00 upstairs alone. The options for development are varied as this land falls under an MU-1/3.5h26 proposed landuse change. Buy and hold or develop now.

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