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## 2202 EDMONTON TRAIL NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta



**Listing ID:**  
26522


**MLS ID:**  
A2157735

**\$1,399,000**



 **JEFF GILCHRIST**  
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 2202 Edmonton Trail NE, Calgary , Alberta T2E 1S6

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 13
<b>Zoning</b> DC (pre 1P2007)	<b>Subdivision</b> Winston Heights/Mountview	<b>Year Built</b> 1951
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 419R	<b>Building Area (Sq. Ft.)</b> 2518.00	<b>Building Area (Sq. M.)</b> 233.93
<b>Lot Size (Sq. Ft.)</b> 7502	<b>Lot Size (Acres)</b> 0.17	<b>Inclusions</b> refrigerator, stove.
<b>Restrictions</b> Encroachment	<b>Reports</b> Environmental Phase 1,RPR with Compliance	

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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