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2202 EDMONTON TRAIL NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta



Listing ID:
28470


MLS ID:
A2157735

\$1,399,000



 **JEFF GILCHRIST**
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 403-245-0773

 2202 Edmonton Trail NE, Calgary , Alberta T2E 1S6

Transaction Type For Sale	Title Fee Simple	Days On Market 166
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 Encroachment	Reports 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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