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## 2405 EDMONTON TRAIL NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**

Calgary, Alberta

**Listing ID:**

29366



**MLS ID:**


A2194343

**\$3,480,000**



 **ELTON LUI**  
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 Century 21 Bravo Realty  
 403-250-2882

 2405 Edmonton Trail NE, Calgary, Alberta T2E 3M7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 9	<b>Zoning</b> C-N1
<b>Subdivision</b> Tuxedo Park	<b>Building Type</b> Retail,Strip Mall	<b>Year Built</b> 1946
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 13670	<b>Building Area (Sq. Ft.)</b> 5900.00	<b>Building Area (Sq. M.)</b> 548.12
<b>Lot Size (Sq. Ft.)</b> 10236	<b>Lot Size (Acres)</b> 0.23	<b>Footprint (Sq. Ft.)</b> 3780
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> RPR

This is a rare chance for investors, developers, and owner-users to secure a high-exposure corner retail property on Edmonton Trail NE. Situated on a large 10,258 SF C-N1 zoned lot with 120 FT frontage, this site offers excellent future redevelopment potential while generating strong rental income today. The property features 5,900 SF of total leasable space (3,780 SF main + 2,120 SF lower), fully leased to stable, long-term tenants, ensuring immediate cash flow. Ample parking in the front, side, and rear enhances accessibility for customers and tenants alike. Located in a high-demand inner-city area, this property is surrounded by thriving businesses, offers easy public transit access, and is just minutes from downtown.?? Bonus Land Assembly Opportunity! The adjacent full side-by-side duplex (254 23 Ave NE) is also available, creating a combined land assembly of 14,704 SF for even greater redevelopment potential. Don't miss out on this exceptional investment! Please DO NOT approach tenants. Contact us today for more details.

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