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2202 EDMONTON TRAIL NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta



Listing ID:
29781


MLS ID:
A2202308

\$1,399,000



 **JEFF GILCHRIST**
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 Century 21 Bamber Realty LTD.
 403-245-0773

 2202 Edmonton Trail NE, Calgary , Alberta T2E 1S6

Transaction Type

For Sale

Days On Market

27

Zoning

DC

Subdivision

Winston Heights/Mountview

Year Built

1951

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Office

Legal Plan

419R

Building Area (Sq. Ft.)

27103.75

Building Area (Sq. M.)

2518.00

Lot Size (Sq. Ft.)

7502

Lot Size (Acres)

0.17

Inclusions

none

Restrictions

Encroachment

Reports

Environmental Phase 1,RPR

This property is being sold with 408 21 Ave NE 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 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 land use change. Buy and hold or develop now.

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