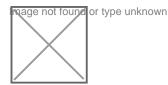


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2202 EDMONTON TRAIL NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 29781

MLS ID: A2202308

\$1,399,000



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

r<u>M</u>1

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

Transaction Type

For Sale

Subdivision

Winston Heights/Mountview

Property Type

Commercial

Building Area (Sq. Ft.)

27103.75

Lot Size (Acres)

0.17

Reports

Environmental Phase 1,RPR

Days On Market

27

Year Built

1951

Property Sub Type

Office

Building Area (Sq. M.)

2518.00

Inclusions

none

Zoning

DC

Structure Type

Mixed Use

Legal Plan

419R

Lot Size (Sq. Ft.)

7502

Restrictions

Encroachment

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.