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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

**\$1,299,000**



 **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**

166

**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 2 story office/apartment/flex building with full basement and double garage, sits with great exposure on a busy street, on a 7502 sq ft lot with Direct Control land use, in an H-GO zone which will allow for a ton of different uses and/or re-development opportunities. The existing building is 2518 sq ft of Flex/Office and generates up to \$2600.00 upstairs alone. This property can be sold with neighboring property (MLS A2202292) to garner 13,475 sq ft of development potential. Properties in locations like this don't come on the market often.

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