

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

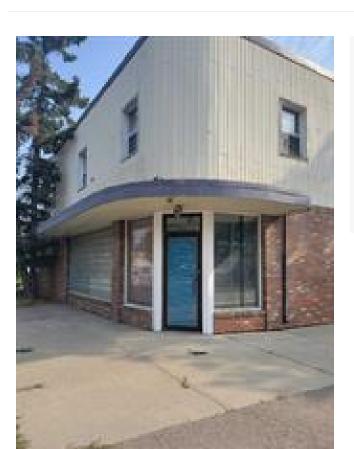


LocationCalgary, Alberta

Listing ID: 29781

MLS ID: A2202308

\$1,299,000



- △ 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

166

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 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.

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.