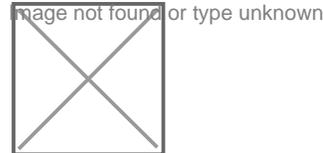


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2101 EDMONTON TRAIL FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
34268

MLS ID:
A2290933

\$2,800,000



 **BENNETT EDWARDSON**
 (403) 973-0238

 Manchester Properties Inc.
 403-212-5375

 2101 Edmonton Trail , Calgary , Alberta T2E3M4

Transaction Type For Sale	Days On Market 55	Zoning C-N1
Subdivision Tuxedo Park	Building Type Free-Standing,Low Rise (2-4 stories),Mixed Use,Retail,Walk-up	Year Built 1952
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Retail
Legal Plan 13670	Building Area (Sq. Ft.) 8440.00	Building Area (Sq. M.) 784.10
Lot Size (Sq. Ft.) 7526	Lot Size (Acres) 0.17	Construction Type Brick
Roof Flat	Access to Property Back Alley Access,Direct Access,Paved Road	Inclusions N/A
Restrictions None Known	Reports RPR	

FOR SALE: Multi Tenant mixed use building located on the corner of Edmonton Trail and 20th Avenue NE at high visibility intersection. This 8,440 Sq. Ft. building has 5 commercial spaces on the main floor and 6 residential apartment rental units on the second floor. The 5 commercial spaces are fully leased. Current tenants are Dog Grooming & Spa, Cannabis Shop, Pizza Shop and Massage Therapy. The residential apartment rental units are made up of two studio apartments and four, two bedroom apartments. All residential apartments are currently leased. Projected Net income from residential apartments is \$51,000. Projected Net income commercial from commercial tenants is \$140,000. Electric heat for second floor. Main floor has Forced Air Heat and A/C. Roof may need to be replaced in near future – estimated cost is \$125,000 but must be determined by the purchaser. This is a rare opportunity to acquire a unique mixed use, multi tenant property on a high visibility intersection with excellent income and tremendous upside potential. Call your favorite Realtor today for more information.

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