

**2412-2414 Edmonton Trail NE
 Calgary, Alberta**

MLS # A2277616

\$1,700,000



Heating:

-

Addl. Cost:

-

Floors:

-

Based on Year:

-

Roof:

-

Utilities:

-

Exterior:

-

Parking:

-

Water:

-

Lot Size:

-

Sewer:

-

Lot Feat:

-

Inclusions: N/A

Prime commercial development or owner user opportunity along Edmonton Trail NE. This 6,000± sq ft site offers excellent exposure in Winston Heights/Mountview and Tuxedo, minutes from downtown. CN 1 zoning supports a wide range of uses including retail, office, medical/dental, café, and personal services. Includes a 640± sq ft commercial building and 743± sq ft house, both delivered with vacant possession. Ideal for redevelopment, customization, or investment with strong leasing potential. High visibility corridor with 18,000 VPD traffic counts and a growing residential catchment. Immediate availability. Contact us for more information on this property and larger land assembly opportunity.