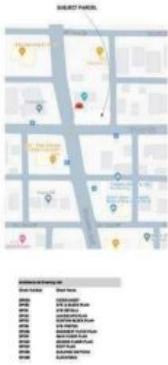


1302 Edmonton Trail NE
Calgary, Alberta

MLS # A2279875



7395668 Alberta Ltd.
EDMONTON TRAIL COMMERCIAL
REDFIRE



EDMONTON TRAIL COMMERCIAL
DF

\$1,399,999

Division: Renfrew

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: C-COR2 f1.0h10

Water: -

Sewer: -

Utilities: -

Prime inner-city commercial development opportunity located in the desirable Renfrew community with approved Development permit. This Corner lot offers outstanding exposure and frontage along high-traffic Edmonton Trail NE. The property is C-COR2 zoned and includes plans for a professional retail building, allowing for a wide range of commercial and mixed-use uses. Excellent visibility, strong traffic counts, and close proximity to downtown, Bridgeland, and major transportation routes make this an ideal site for investors, developers, or owner-users seeking long-term value in a rapidly evolving corridor.