

1312 Edmonton Trail NE  
Calgary, Alberta

MLS # A2141766



## \$2,500,000

Division: Renfrew

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 15,759 sq.ft.

Zoning: C-COR2 f1.0h10

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.25 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

A fantastic location with so much potential for redevelopment right on Edmonton Trail minutes from downtown! Build condos, retail or office space or plan for mixed use. Lot is 75' wide by 140' deep; a total of 10,896 square feet C-COR-2F. Other option too is the current house on the property could be renovated to run a small business or office out of. There is also a double detached garage and is paved to fit 8 parking stalls. This property is being sold mainly for land value so house and garage are sold as is. Lots of potential for this property!