

**2202 Edmonton Trail NE
Calgary, Alberta**

MLS # A2157735



\$1,399,000

Division: Winston Heights/Mountview

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,518 sq.ft.

Zoning: DC (pre 1P2007)

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.17 Acre

Sewer: -

Lot Feat: -

Inclusions: refrigerator, stove.

This property is being sold with 408 21 Ave NE (MLS#A2157816) only. Total price \$2,224,000.00. These 2 land parcels provide 13,475 sq ft or 1277 sq m of future development potential in the beautiful inner city community of Mountain View/Winston Heights. The existing building is 2518 sq ft of Flex/Office space (main floor is currently vacant) tenants are month to month generating up to \$2600.00 upstairs alone. The options for development are varied as this land falls under an MU-1/3.5h26 proposed landuse change. Buy and hold or develop now.