

2405 Edmonton Trail NE
Calgary, Alberta

MLS # A2194343



\$3,480,000

Division: Tuxedo Park

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,900 sq.ft.

Zoning: C-N1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.23 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

This is a rare chance for investors, developers, and owner-users to secure a high-exposure corner retail property on Edmonton Trail NE. Situated on a large 10,258 SF C-N1 zoned lot with 120 FT frontage, this site offers excellent future redevelopment potential while generating strong rental income today. The property features 5,900 SF of total leasable space (3,780 SF main + 2,120 SF lower), fully leased to stable, long-term tenants, ensuring immediate cash flow. Ample parking in the front, side, and rear enhances accessibility for customers and tenants alike. Located in a high-demand inner-city area, this property is surrounded by thriving businesses, offers easy public transit access, and is just minutes from downtown. Don't miss out on this exceptional investment! Please DO NOT approach tenants. Contact us today for more details.