



GRASSROOTS
REALTY GROUP

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

MLS # A2277616



\$1,700,000

Division: Winston Heights/Mountview

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,383 sq.ft.

Zoning: CN-1

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.