



**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&plusmn; 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, caf&eacute;, and personal services. Includes a 640&plusmn; sq ft commercial building and 743&plusmn; 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.