



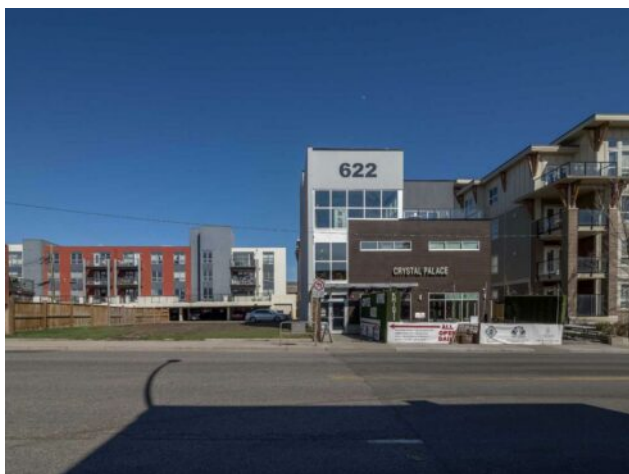
GRASSROOTS
REALTY GROUP

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622 Edmonton Trail NE
Calgary, Alberta

MLS # A2187316



\$2,900,000

Division: Renfrew

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,289 sq.ft.

Zoning: C-COR1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Discover an incredible investment opportunity in the heart of Calgary's Renfrew neighbourhood! This modern, 7 year old, 3-story commercial property offers versatile spaces, and plenty of outdoor patio areas, including on the main floor, third floor, and rooftop. The main floor is occupied by a new Dental Office which the upper two floors are occupied by martial arts and yoga. The basement is occupied by a holistic health company. Situated in a prime location with excellent local amenities and a C-COR1 f2.5h16 zoning, this property is ideal for business owners or investors looking for growth potential. Don't miss the chance to make this dynamic space your own.