



**GRASSROOTS**  
REALTY GROUP

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**1302 Edmonton Trail NE  
Calgary, Alberta**

**MLS # A2189522**



**\$999,990**

**Division:** Renfrew

**Lot Size:** 0.14 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** C-COR2 f1.0h10

**Water:** -

**Sewer:** -

**Utilities:** -

Great inner city development site! Prime location, corner lot 6103 sq ft located on high traffic Edmonton Trail and easy access to 16 Ave N. and 32 Ave N. Zoned C-COR2 and has been approved for a professional retail space. Price includes approved development permit and architectural drawings. All the planning has been done for you! Other uses such as Mixed Use allowed. Development permit and plan is available.