



**GRASSROOTS**  
REALTY GROUP

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**2202 Edmonton Trail NE  
Calgary, Alberta**

**MLS # A2202308**



**\$1,299,000**

**Division:** Winston Heights/Mountview

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 27,104 sq.ft.

**Zoning:** DC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.17 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

This 2 story office/apartment/flex building with full basement and double garage, sits with great exposure on a busy street, on a 7502 sq ft lot with Direct Control land use, in an H-GO zone which will allow for a ton of different uses and/or re-development opportunities. The existing building is 2518 sq ft of Flex/Office and generates up to \$2600.00 upstairs alone. This property can be sold with neighboring property (MLS A2202292) to garner 13,475 sq ft of development potential. Properties in locations like this don't come on the market often.