

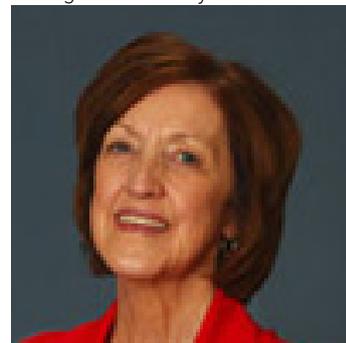


## 2202 Edmonton Trail Calgary Alberta

\$1,399,000

This property is being sold with 408 21 Ave NE only. Total price \$2,224,000.00. These 2 land parcels provide 13,475 sq ft or 1277 sq m of future development potential in the beautiful inner city community of Mountain View/Winston Heights. The existing building is 2518 sq ft of Flex/Office space tenants are month to month generating up to \$2600.00 upstairs alone. The options for development are varied as this land falls under an MU-1/3.5h26 proposed land use change. Buy and hold or develop now. (id:6769)

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<http://jeffgilchrist.com/>



**CIR**

**REALTY**

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
cawarawa@shaw.ca