



## 709 Edmonton Trail Calgary Alberta

\$48,000

Charming Heritage Space for Lease at 709 Edmonton Trail NE, Calgary Step into this unique 1,000 sq. ft. space located in the heart of Crescent Heights, offering a perfect blend of character and modern convenience. Situated in a beautiful heritage building with an original tin ceiling, this versatile space is currently used as a real estate office but would also be ideal for a trendy coffee shop or bakery. Key Features: Prime Location: Benefit from over 3,000+ daily foot traffic along Edmonton Trail. Ample Parking: 5 dedicated parking stalls at the rear of the building. Versatility: Equipped with a walk-in cooler in the basement, featuring 4 glycol chilled lines—perfect for beer or kombucha on tap. Convenience: Two bathrooms and additional basement storage. This space offers the perfect opportunity for a business to thrive in a lively neighborhood with an abundance of pedestrian activity. Contact us today for more details or to schedule a viewing! (id:6769)

Listing Presented By:



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Tink

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**REALTY**

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