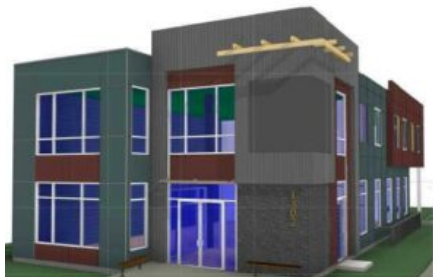


1302 Edmonton Trail NE  
Calgary, Alberta

MLS # A2275088



7395468 Alberta Ltd.  
EDMONTON TRAIL COMMERCIAL



Property Features	Details
Lot Size	0.14 Acre
Lot Feat	-
By Town	-
LLD	-
Zoning	C-COR2 f1.0h10
Water	-
Sewer	-
Utilities	-

EDMONTON TRAIL COMMERCIAL

## \$1,399,999

Division: Renfrew

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: C-COR2 f1.0h10

Water: -

Sewer: -

Utilities: -

Prime inner-city commercial development opportunity located in the desirable Renfrew community. This Corner lot offers outstanding exposure and frontage along high-traffic Edmonton Trail NE. The property is C-COR2 zoned and includes plans for a professional retail building, allowing for a wide range of commercial and mixed-use uses. Excellent visibility, strong traffic counts, and close proximity to downtown, Bridgeland, and major transportation routes make this an ideal site for investors, developers, or owner-users seeking long-term value in a rapidly evolving corridor.