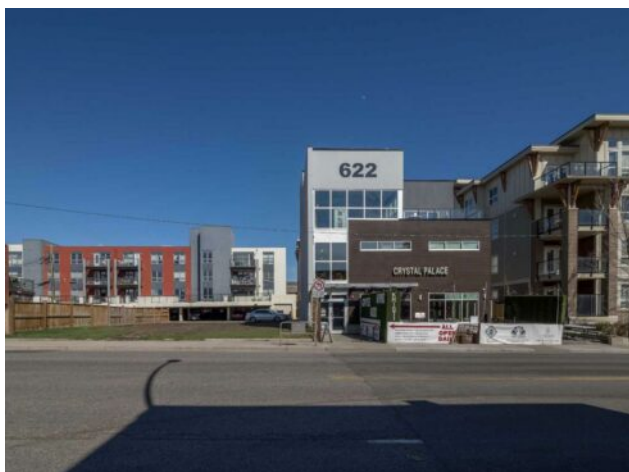


622 Edmonton Trail NE
Calgary, Alberta

MLS # A2284683



\$20 per sq.ft.

Division: Renfrew

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,363 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Well-located 1,363 sq. ft. third-floor commercial unit along Edmonton Trail, offering excellent access to downtown Calgary and major arterial routes. This space is well suited for professional office, administrative, or service-based users seeking an inner-city location with strong connectivity. The third-floor positioning provides a quieter working environment and functional layout options to accommodate a variety of business uses. Surrounded by established amenities, transit access, and nearby residential density, this property presents a solid opportunity for owner-users or investors.