



**Blackstone**  
Commercial Real Estate Services Inc.

**For Sale**

2412-2414 Edmonton Trail NE | Calgary, Alberta

Commercial (CN-1) Development & Investment Opportunity

## Winston Heights/Mountview



## 2412-2414 Edmonton Trail NE, Calgary AB

Commercial (CN-1) Development & Investment Opportunity

### PROPERTY DETAILS

**Unit Size** Commercial Space: 640± SF  
House: 743± SF

**Lot Size** 6,000± SF

**Asking Price** Ask Associate

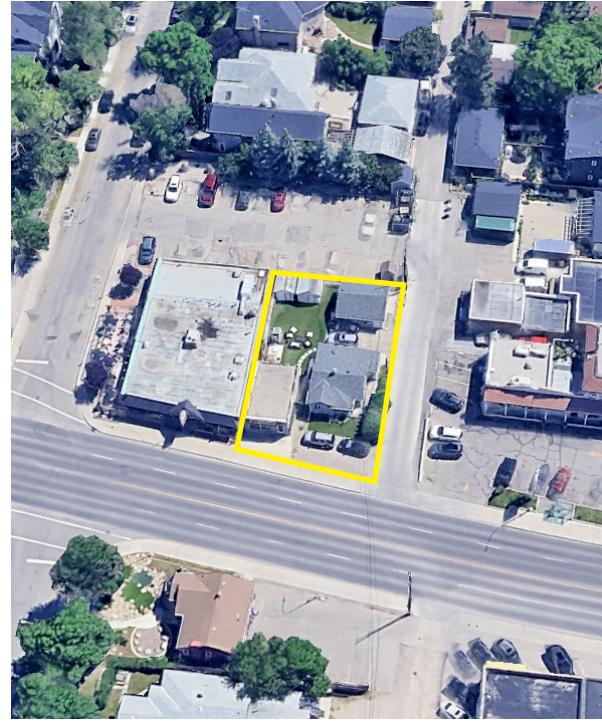
**Availability** Immediate

**District** Winston Heights/Mountview

**Zoning** CN-1

**Property Taxes** Commercial Space: \$4,136.52(2025)  
House: \$1,906.62 (2025)

- 6,000 SF lot with prime exposure along Edmonton Trail, minutes from downtown Calgary
- CN-1 zoning allows for retail, office, medical/dental, café, and personal services
- Available with vacant possession, ready for redevelopment, owner-user occupancy, or tenant placement
- Strong owner-user opportunity to secure and customize space
- Attractive investment option to lease to tenants and generate long-term income
- Excellent visibility with a growing residential catchment area
- Development potential for commercial or mixed-use projects (subject to approvals)



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Unit A210

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BlackstoneCommercial.com

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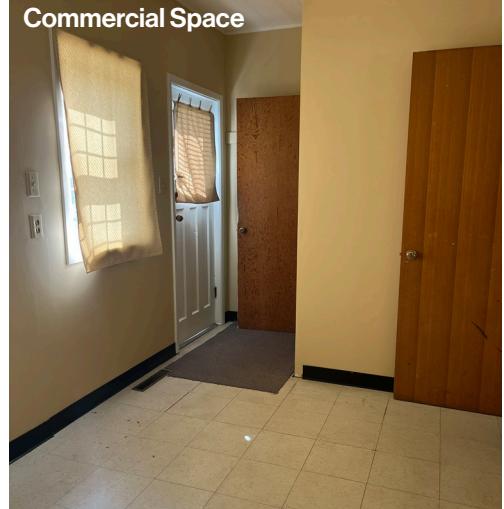
Street Front



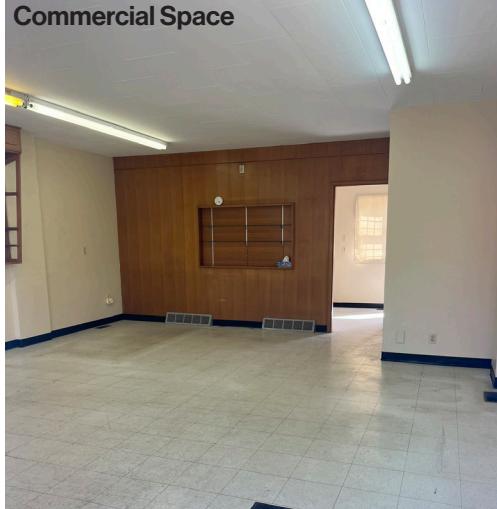
Commercial Space



Commercial Space



Commercial Space



View from Lane



Yard View



House Interior



House Interior



Yard View



1

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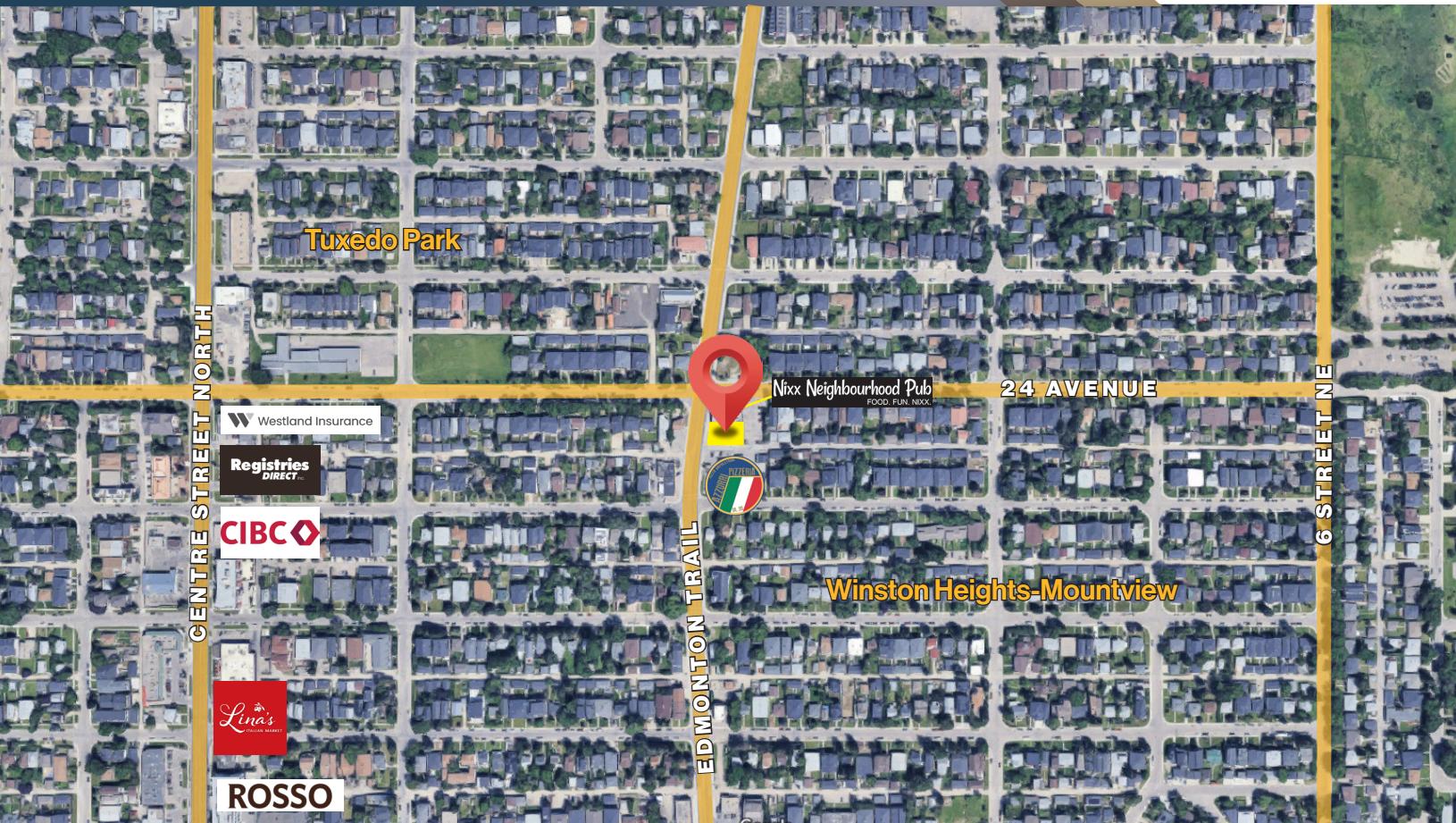
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#### NEIGHBORHOOD



Winston Heights/  
Mountview



POPULATION  
69,755



MEDIAN AGE  
39.2



HOUSEHOLD INCOME  
\$79,400



TRAFFIC COUNT  
18,000 VPD | Edm Tr & 22 Avenue



**BlackstoneCommercial.com**

For more information, please contact one of our associates.

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