

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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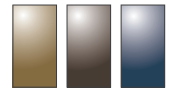
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344

BlackstoneCommercial.com

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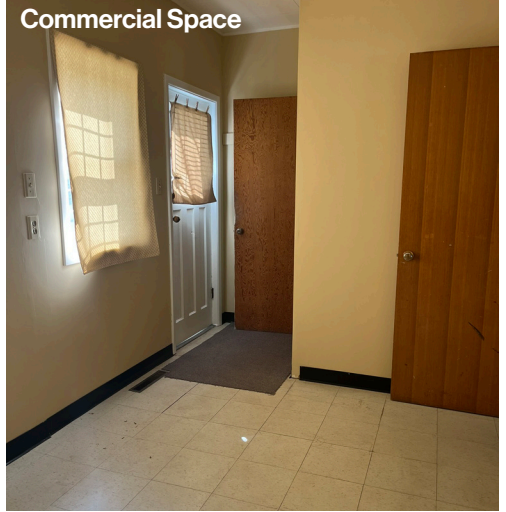
Street Front



Commercial Space



Commercial Space



Commercial Space



View from Lane



Yard View



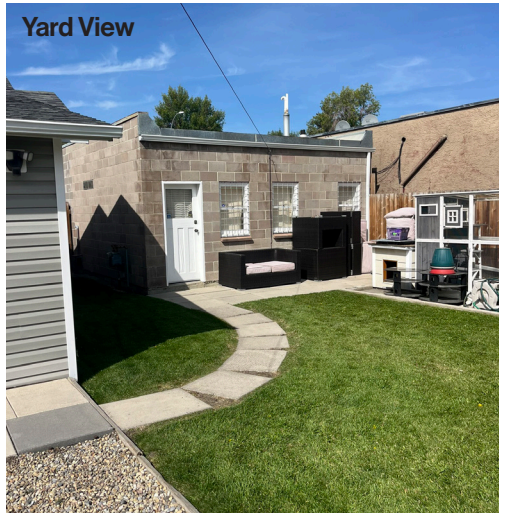
House Interior



House Interior



Yard View



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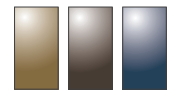
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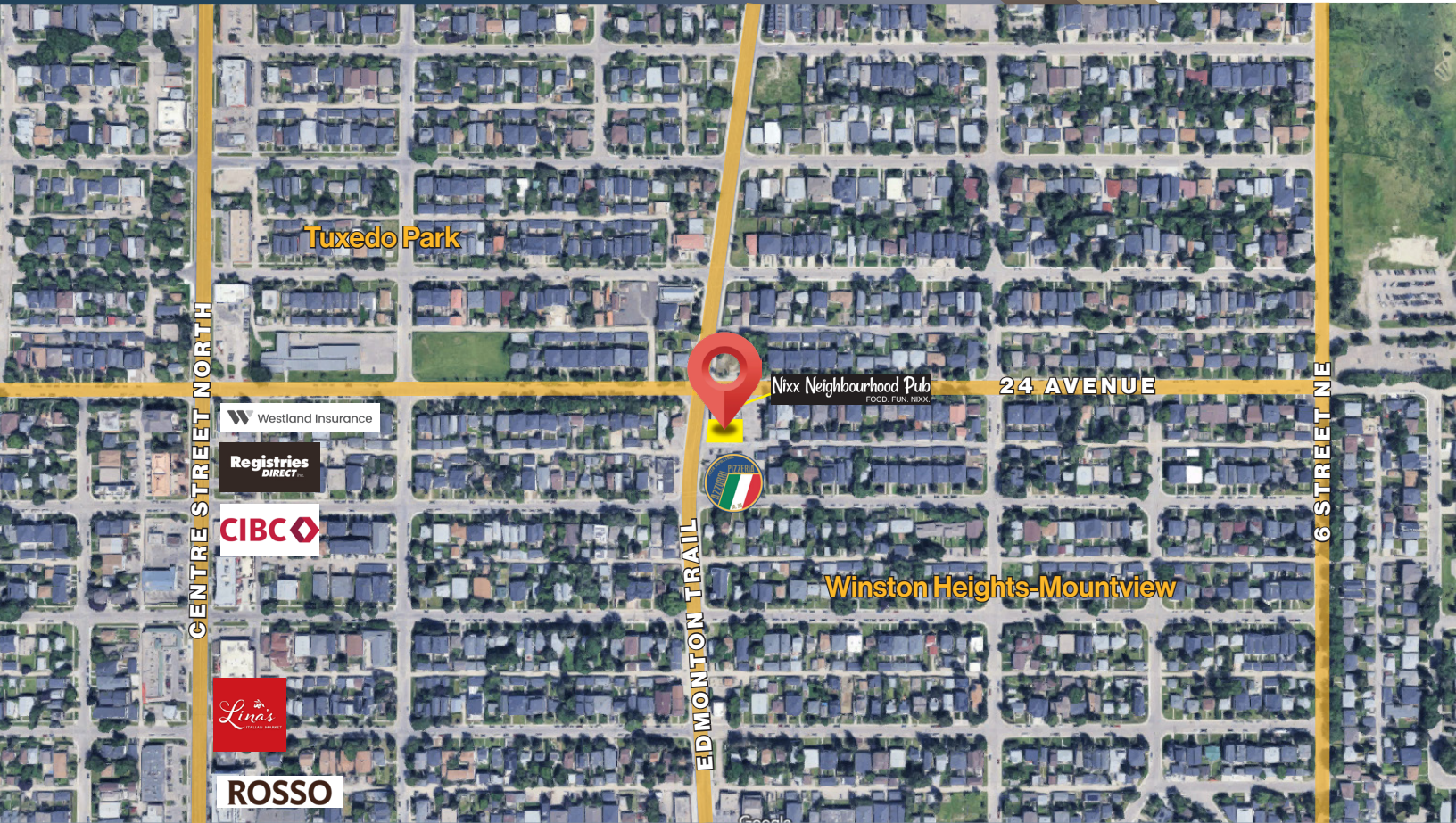
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NEIGHBORHOOD
Winston
Heights/
Mountview



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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