



622 Edmonton Trail NE Calgary, Alberta

MLS # A2187316



\$2,900,000

Parking:

Lot Size:

Lot Feat:

Division: Renfrew Mixed Use Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 6,289 sq.ft. Zoning: C-COR1 Addl. Cost: **Based on Year: Utilities:**

Inclusions: N/A

Heating:

Floors:

Roof:

Exterior:

Water:

Sewer:

Discover an incredible investment opportunity in the heart of Calgary's Renfrew neighbourhood! This modern, 7 year old, 3-story commercial property offers versatile spaces, and plenty of outdoor patio areas, including on the main floor, third floor, and rooftop. The main floor is occupied by a new Dental Office which the upper two floors are occupied by martial arts and yoga. The basement is occupied by a holistic health company. Situated in a prime location with excellent local amenities and a C-COR1 f2.5h16 zoning, this property is ideal for business owners or investors looking for growth potential. Don't miss the chance to make this dynamic space your own.