

# \$3,480,000 - 2405 Edmonton Trail Ne, Calgary

MLS® #A2194343

**\$3,480,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.23 Acres

Tuxedo Park, Calgary, Alberta

This is a rare chance for investors, developers, and owner-users to secure a high-exposure corner retail property on Edmonton Trail NE. Situated on a large 10,258 SF C-N1 zoned lot with 120 FT frontage, this site offers excellent future redevelopment potential while generating strong rental income today. The property features 5,900 SF of total leasable space (3,780 SF main + 2,120 SF lower), fully leased to stable, long-term tenants, ensuring immediate cash flow. Ample parking in the front, side, and rear enhances accessibility for customers and tenants alike. Located in a high-demand inner-city area, this property is surrounded by thriving businesses, offers easy public transit access, and is just minutes from downtown. Don't miss out on this exceptional investment! Please DO NOT approach tenants. Contact us today for more details.

Built in 1946

## Essential Information

MLS® #	A2194343
Price	\$3,480,000
Bathrooms	0.00
Acres	0.23
Year Built	1946
Type	Commercial
Sub-Type	Retail
Status	Active



## Community Information

Address	2405 Edmonton Trail Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3M7

## Additional Information

Date Listed	February 12th, 2025
Days on Market	49
Zoning	C-N1

## Listing Details

Listing Office	Century 21 Bravo Realty
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