



**2101 Edmonton Trail  
Calgary, Alberta**

**MLS # A2290933**



**\$2,600,000**

<b>Division:</b>	Tuxedo Park
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	8,440 sq.ft.
<b>Zoning:</b>	C-N1

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Flat	<b>Utilities:</b>	-
<b>Exterior:</b>	Brick	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.17 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

**FOR SALE:** Multi Tenant mixed use building located on the corner of Edmonton Trail and 20th Avenue NE at high visibility intersection. This 8,440 Sq. Ft. building has 5 commercial spaces on the main floor and 6 residential apartment rental units on the second floor. The 5 commercial spaces are fully leased. Current tenants are Dog Grooming & Spa, Cannabis Shop, Pizza Shop and Massage Therapy. The residential apartment rental units are made up of two studio apartments and four, two bedroom apartments. All residential apartments are currently leased. Projected Net income from residential apartments is \$51,000. Projected Net income commercial from commercial tenants is \$140,000. Electric heat for second floor. Main floor has Forced Air Heat and A/C. Roof may need to be replaced in near future &ndash; estimated cost is \$125,000 but must be determined by the purchaser. This is a rare opportunity to acquire a unique mixed use, multi tenant property on a high visibility intersection with excellent income and tremendous upside potential. Call your favorite Realtor today for more information.