



**GRASSROOTS**  
REALTY GROUP

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**622 Edmonton Trail NE**  
**Calgary, Alberta**

**MLS # A2187316**



**\$2,900,000**

**Division:** Renfrew

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,289 sq.ft.

**Zoning:** C-COR1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

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.