

\$15 - 4135 Edmonton Trail Ne, Calgary

MLS® #A2169809

\$15

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Greenview Industrial Park, Calgary, Alberta

3,000 SF of commercial space with high exposure to Edmonton Trail NE. The zoning is C-COR3 (Commercial Corridor 3), which allow array of retail uses. This commercial bay layout includes a large front showroom, two private offices, two washrooms, and warehouse component at the rear. The warehouse space includes 15.5 Ft of clear height, 100 amps of power (TBV), and 1 Drive-in doors (12 Ft w x 12 Ft h). Located in Greenview Industrial with exposure to Edmonton Trail and near 32 Avenue NE. The Lease rate is starting at \$15.00 PSF with Operating costs at \$9.50 PSF. Thus a total of \$24.50 PSF. ***NOTE: Automotive uses are NOT permitted.***

Built in 1972

Essential Information

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|------------|------------|
| MLS® # | A2169809 |
| Price | \$15 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1972 |
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |

Community Information

Address 4135 Edmonton Trail Ne



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|-------------|---------------------------|
| Subdivision | Greenview Industrial Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 3V5 |

Additional Information

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|----------------|-------------------|
| Date Listed | October 1st, 2024 |
| Days on Market | 272 |

Listing Details

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| Listing Office | CDN Global Advisors Ltd. |
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