

FOR SALE/LEASE

CALGARY TRAIL RETAIL/OFFICE SPACE

2920 Calgary Trail, Edmonton, AB



HIGHLIGHTS

- 2nd floor space totalling 5,555 sq ft (+/-)
- Elevator
- Excellent on-site free parking
- Direct exposure to Calgary Trail
- Traffic counts in excess of 41,000 vehicles per day (2022)
- Excellent access to Calgary Trail, Gateway Boulevard, 23rd Avenue, Anthony Henday and Whitemud Drive

CONTACT

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PROPERTY DETAILS

MUNICIPAL ADDRESS	2920 Calgary Trail, Edmonton, AB
LEGAL DESCRIPTION	Condo Plan: 1021247; Units: 19 & 21
TYPE OF SPACE	Office/Retail
UNIT 19	4,424 sq ft (+/-)
UNIT 21	1,131 sq ft (+/-)
TOTAL	5,555 sq ft (+/-)
ZONING	DC2
PARKING	Ample
BUILT	2008
SITE AREA	3.34 Acres
POSSESSION	April 1, 2024

FINANCIALS

Sale Price:	\$1,975,000.00
Condo Fees:	\$5,416.67/month (2023)
Property Taxes:	\$33,000/annum (2023)

Lease Rate:	\$27.00/sq ft
Operating Costs:	\$17.64/sq ft (2023)
Term:	Negotiable

PHOTOS



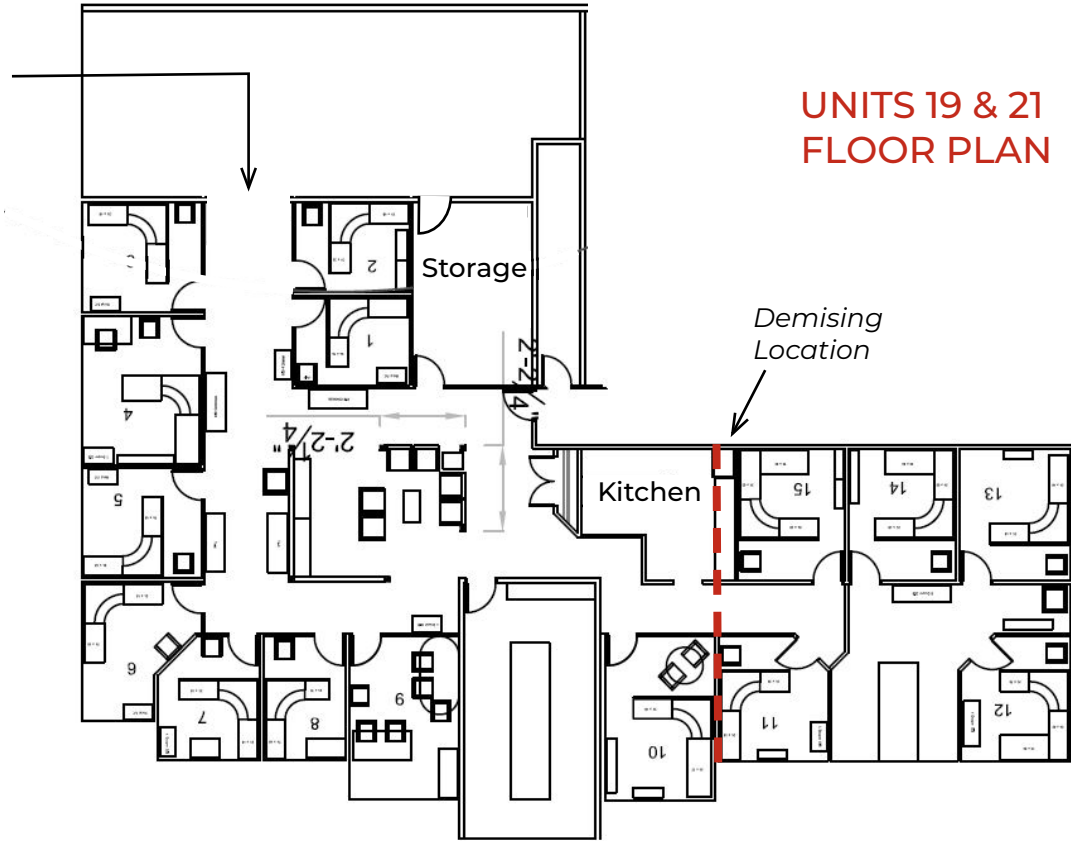
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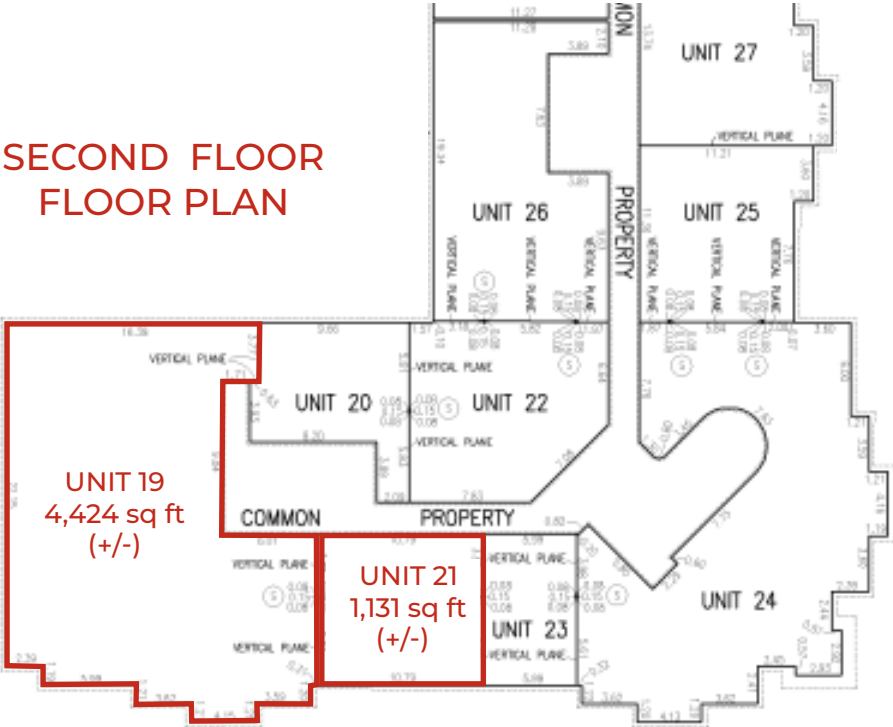
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Proposed
Opening

UNITS 19 & 21
FLOOR PLAN



SECOND FLOOR
FLOOR PLAN



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Contact Us For More Information



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WE BELIEVE:

- The clients' needs are our primary concern.
- Properties should be aggressively marketed using creative sales techniques.
- Service means personal and frequent contact.
- The best approach is a candid and honest one.
- Quality is measured by performance, not promises.



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