

FOR SALE/LEASE

CALGARY TRAIL RETAIL/OFFICE SPACE

2920 Calgary Trail NW, 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

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**ROYAL PARK
REALTY™**

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#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

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Additional Information

- Fully built out 2nd floor office space
- 932 sq ft ± currently vacant space; room for future income potential
- Excellent on-site free parking
- High exposure location



Details & Financials

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 ±

SALE PRICE \$1,890,000.00

CONDO FEES \$5,053.47/month (2024)
(includes utilities)

PROPERTY TAXES \$3,148.00/month (2024)

LEASE RATE \$27.00/sq ft

OP COSTS \$16.46/sq ft (2024)
(includes utilities)

TERM Negotiable

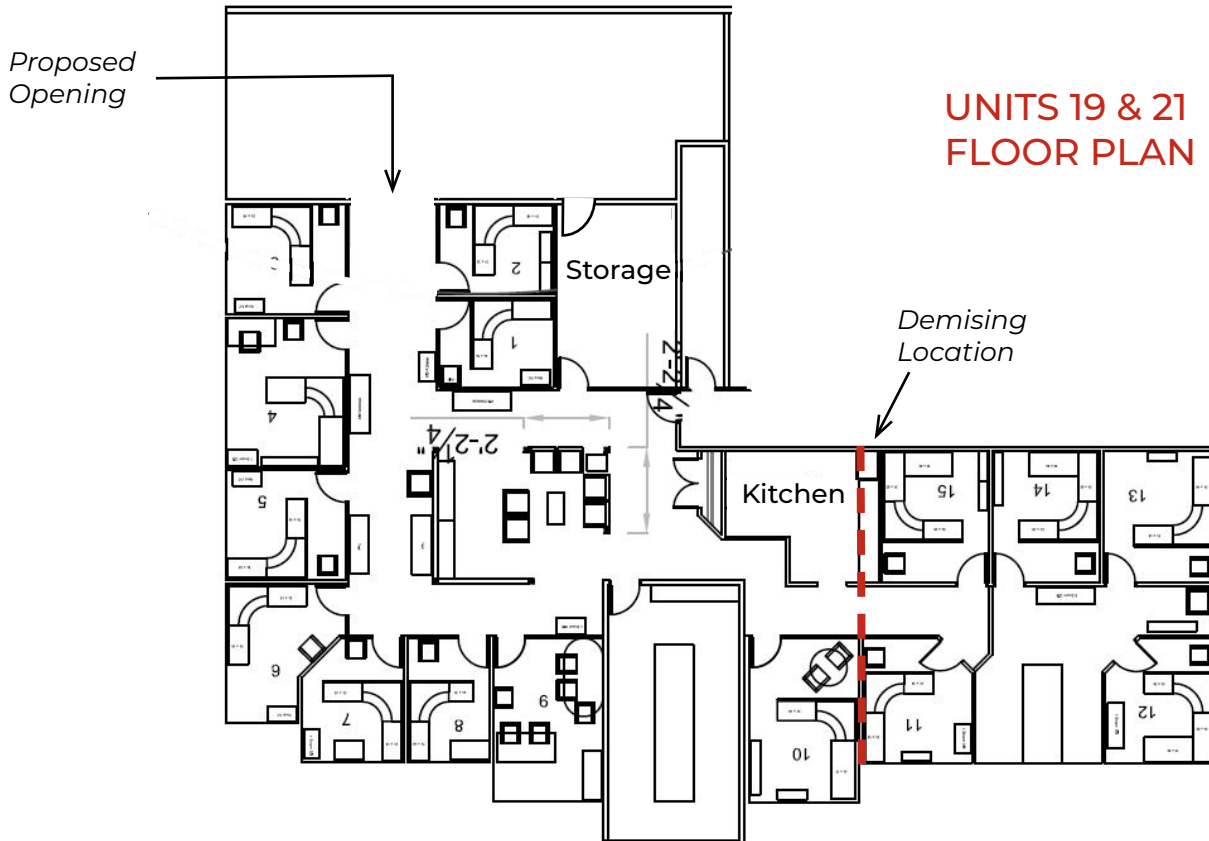
POSSESSION Immediate



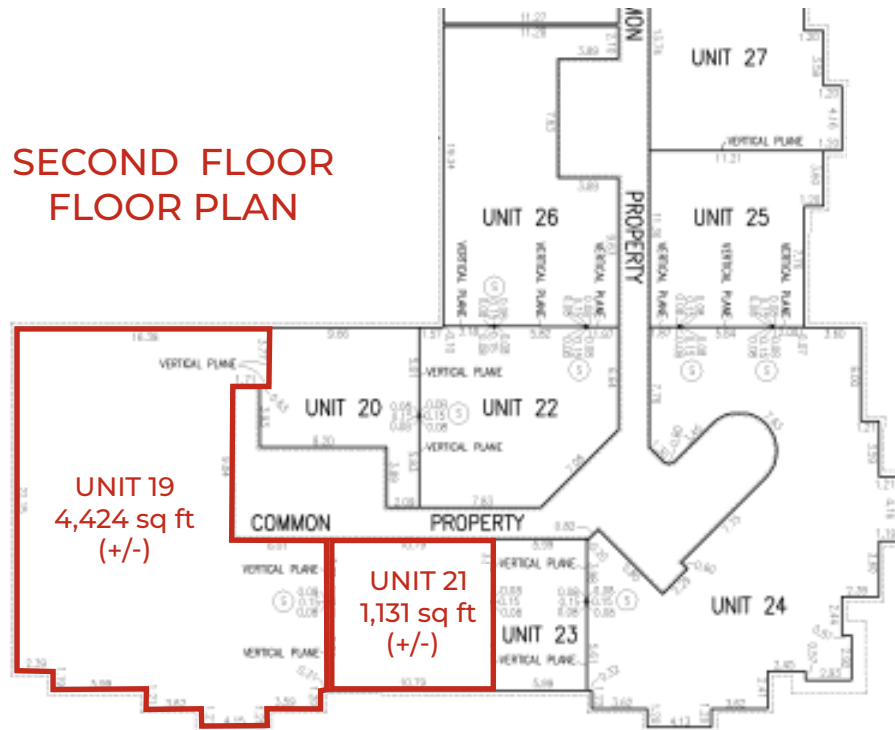
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**SECOND FLOOR
FLOOR PLAN**

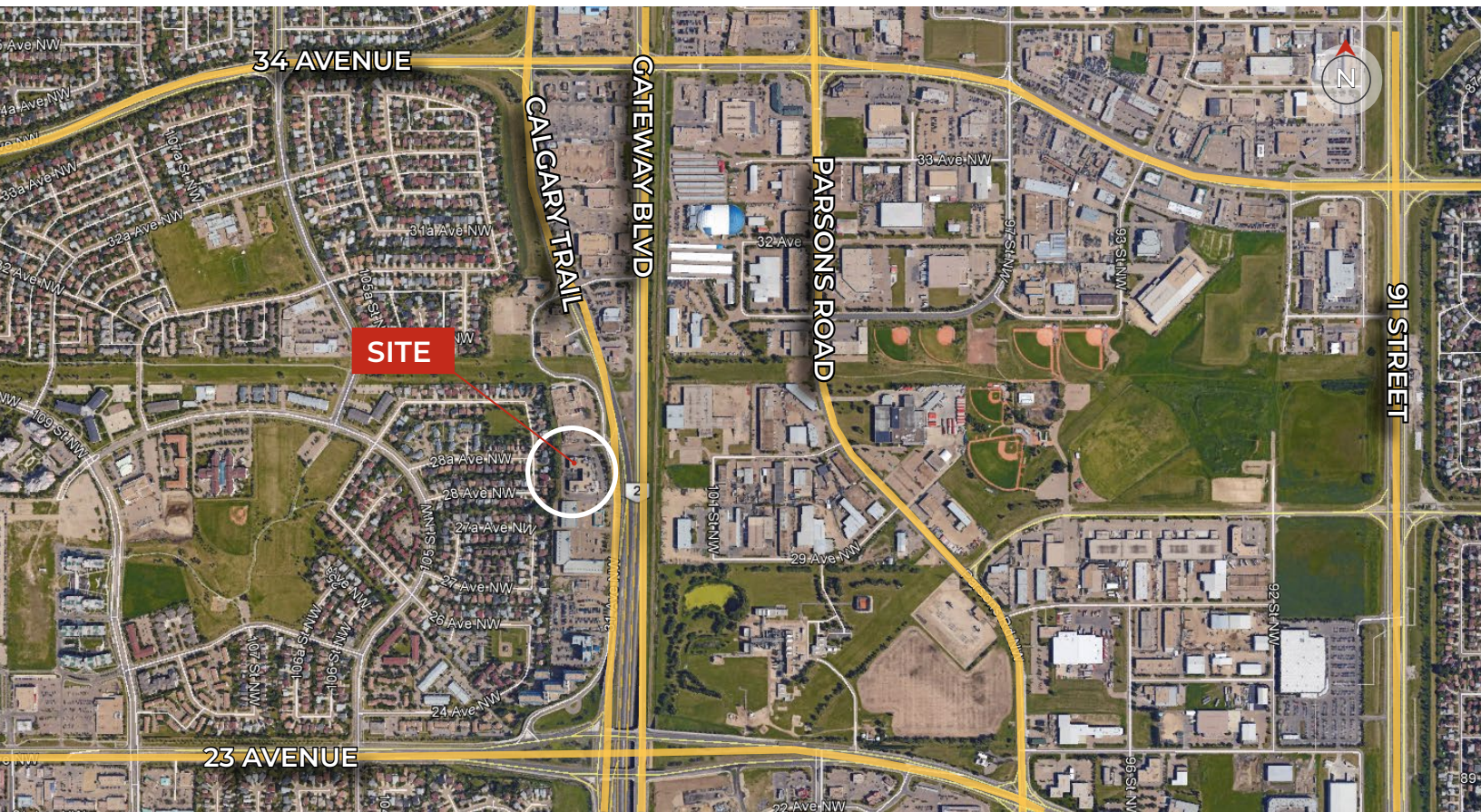


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Contact Us For More Information



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.