

# \$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 \$9.67 PSF. Thus a total of \$24.67 PSF. \*\*\*NOTE: Automotive uses are NOT permitted.\*\*\*

Built in 1972

## Essential Information

|            |            |
|------------|------------|
| 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



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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2024 |
| Days on Market | 326               |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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