



4135 Edmonton Trail NE, Calgary, Alberta - \$15



Main Photo

Property Description

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.***

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: CDN Global Advisors Ltd.



P: