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4135 EDMONTON TRAIL NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
26778


MLS ID:
A2169809

\$15



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 4135 Edmonton Trail NE, Calgary , Alberta T2E 3V5

Transaction Type For Lease	Days On Market 292	Lease Amount 15.00
Lease Frequency Annually	Subdivision Greenview Industrial Park	Building Type Commercial Mix
Year Built 1972	Structure Type Flex	Property Type Commercial
Property Sub Type Retail	Office (Sq. Ft.) 1150.0000	Building Area (Sq. Ft.) 3000.00
Building Area (Sq. M.) 278.71	Inclusions N/A	Restrictions Call Lister
Reports Call Lister		

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.***

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