

# \$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 \$9.50 PSF. Thus a total of \$24.50 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	227

### **Listing Details**

Listing Office	CDN Global Advisors Ltd.
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