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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

335

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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