# \$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.\*\*\*



#### **Essential Information**

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Price \$15
Bathrooms 0.00
Acres 0.00
Year Built 1972

Type Commercial

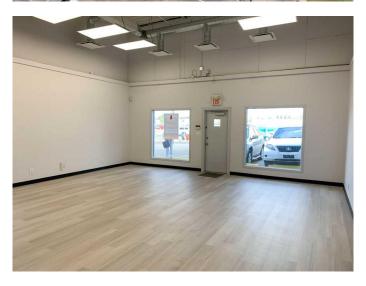
Sub-Type Retail Status Active

## **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 204

## **Listing Details**

Listing Office CDN Global Advisors Ltd.

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