

# \$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	219

### **Listing Details**

Listing Office	CDN Global Advisors Ltd.
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.