

± 3,000 SF COMMERCIAL SPACE

// High Exposure to Edmonton Trail NE

FOR LEASE

4135 Edmonton Trail NE, Calgary, AB



Lead Broker

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PROPERTY HIGHLIGHTS // 4135 Edmonton Trail NE



PROPERTY OVERVIEW

- Rare flex space in Greenview Industrial
- High exposure to Edmonton Trail SE
- C-COR3 Zoning - wide range of retail/industrial/office uses
- New flooring, paint and LED lighting
- Large front showroom with warehouse at the rear
- Pylon signage opportunity by 41 Avenue NE and Edmonton Trail NE
- Several amenities such as retailers, restaurants, automotive shops and other retailers near Edmonton Trail NE
- Close proximity to Edmonton Trail NE, 32 Avenue NE, and Deerfoot Trail NE
- **No automotive use permitted**

LEASE DETAILS

District:	Greenview Industrial
Zoning:	C-COR3 (Commercial Corridor 3)
Square Footage Breakdown:	Office: ± 1,150 SF
	Warehouse: ± 1,850 SF
	Total: ± 3,000 SF
Clear Height:	15' 5"
Loading:	1 Drive-in (12'w x 12'h)
Power:	100 Amps (TBV)
Lease Rate:	\$15.00 PSF
Operating Costs (Est. 2024):	\$9.50 PSF
Availability:	Immediate



PROPERTY PICTURES // 4135 Edmonton Trail NE



FLOOR PLAN // 4135 Edmonton Trail NE



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