

# FORSALE



#### HIGH PROFILE COMMERCIAL CONDO

#### 10,215 SF + 8,800 SF OF MEZZANINE SPACE

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# EDMONTON Home Fair

2804 Calgary Trail NW, **Edmonton, AB** 

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### **PROPERTY** Details

Strategically located along Calgary Trail NW, one of Edmonton's busiest retail corridors, the Edmonton Home Fair offers a prime investment opportunity. This high-exposure commercial condo features one main floor unit of 10,215 SF with an 8,800 SF mezzanine space, and is fully built out.

The unit is well-maintained, offering a versatile layout suited for a variety of retail, showroom, or service-oriented businesses. Surrounded by national retailers and major traffic drivers, this property provides easy access to Anthony Henday Drive.





## **PROPERTY** HIGHLIGHTS

Municipal Address:	2804 Calgary Trail NW Edmonton, AB
Legal Description:	Condominium Plan 1025554, Unit
Zoning:	CG - General Commercial Zone DC2 (332) - Site Specific Development Control
Built:	1993
Sale Price:	\$3,370,000
Size:	Main Floor: 10,215 SF Mezzanine: 8,800 SF <b>Total: 19,015 SF</b>
Condiminium Fees:	\$4,701.54
Property Taxes (2024):	\$74,553.30



## DEMOGRAPHICS



POPULATION 1KM 3KM 5KM 5,995 160,139 54,093



**AVERAGE INCOME** 1KM 3KM 5KM \$120,230 \$120,436 \$136,096



HOUSEHOLD

1KM 3KM 2,171 20,886

5KM 58,807



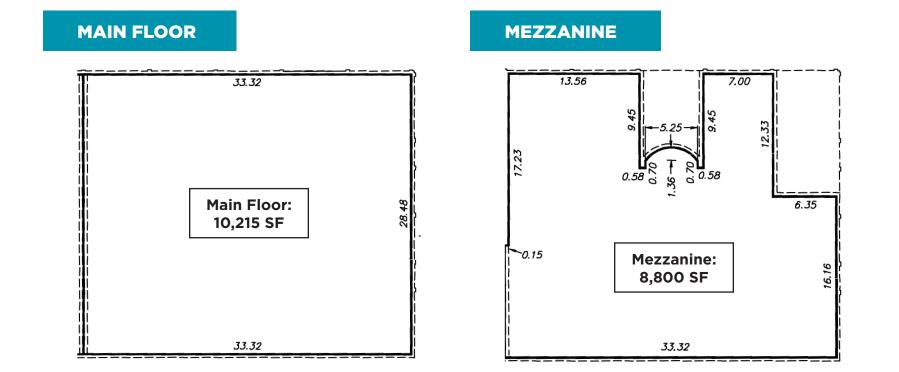
#### **VEHICLES PER DAY (2023)**

Calgary Trail: 42,680 Gateway Boulevard: 46,310 3 Avenue: 38,213

34 Avenue: 21,450

# SITE PLAN





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