

FOR SALE

EDMONTON HOME FAIR

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

John Shamey

Partner 780 702 8079 john.shamey@cwedm.com

Cody Miner, B.COMM.

Sales Associate 780 702 2982 cody.miner@cwedm.com

CUSHMAN & WAKEFIELD Edmonton

Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com



Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without not notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. February 2025

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 1
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 Total: 19,015 SF
Condominium Fees:	\$4,701.54 (per month)
Property Taxes (2024):	\$74,553.30











DEMOGRAPHICS



POPULATION

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



AVERAGE INCOME

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



HOUSEHOLD

1KM 3KM 5KM 2,171 20,886 58,807



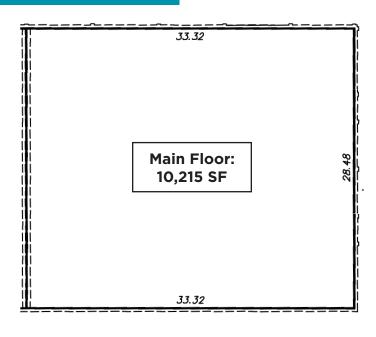
VEHICLES PER DAY (2023)

Calgary Trail: 42,680 34 Avenue: 21,450 Gateway Boulevard: 46,310 3 Avenue: 38,213





MAIN FLOOR



MEZZANINE

