

EDMONTON HOME FAIR

2804 Calgary Trail NW,
Edmonton, AB

HIGH PROFILE COMMERCIAL CONDO

10,215 SF WITH AN 8,800 SF MEZZANINE SPACE

John Shamey

Partner
780 702 8079
john.shamey@cwedm.com

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



PROPERTY DETAILS

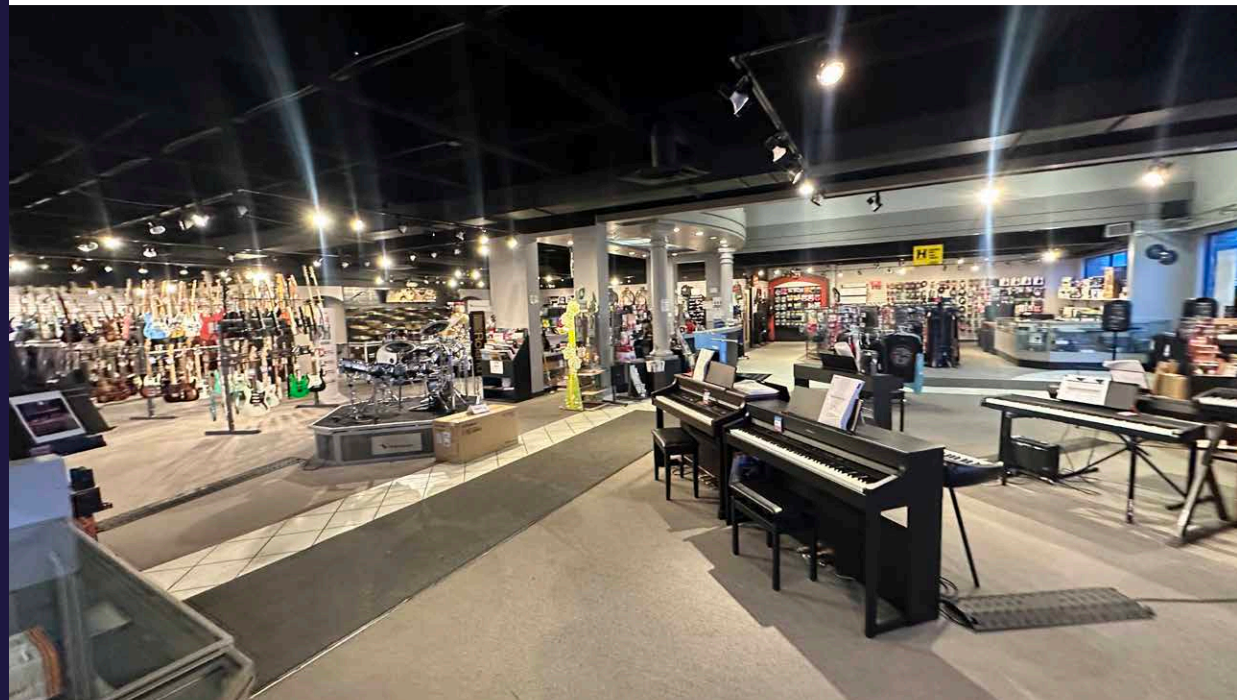
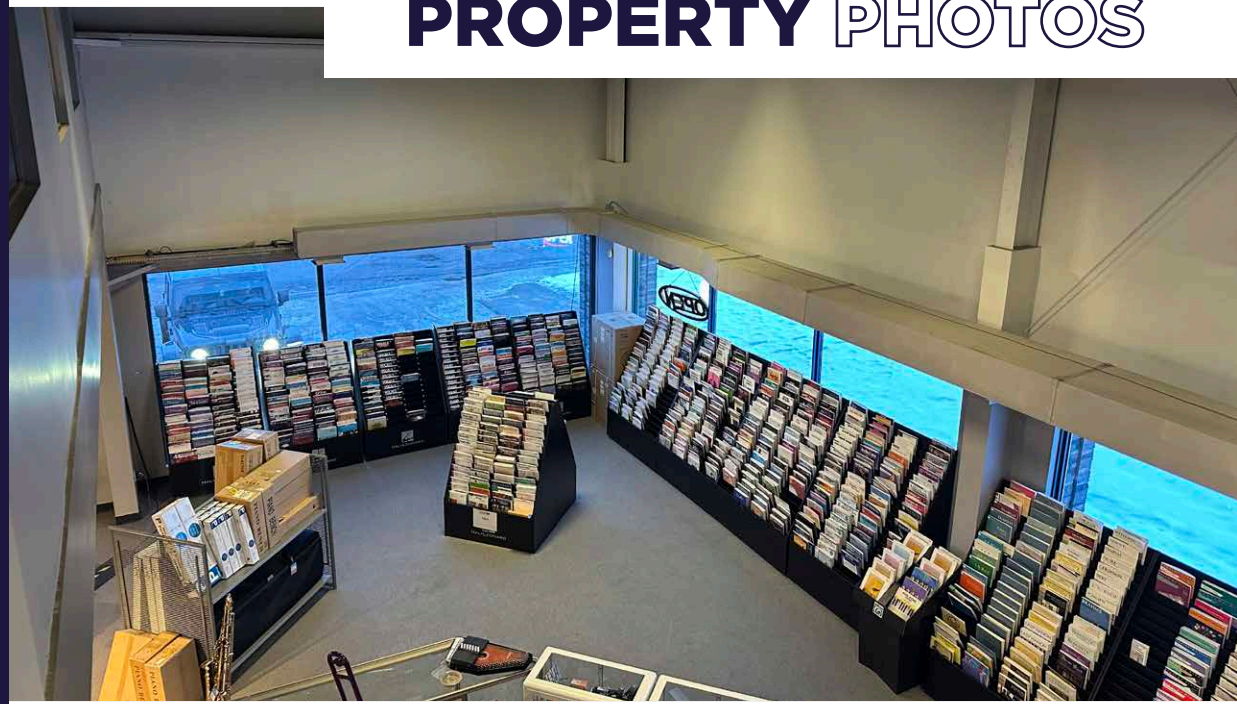
Strategically located along Calgary Trail NW, one of Edmonton's busiest retail corridors, the Edmonton Home Fair offers a prime investment opportunity. This high-exposure commercial condo features one main floor unit of 10,215 SF with an 8,800 SF mezzanine space, and is fully built out.

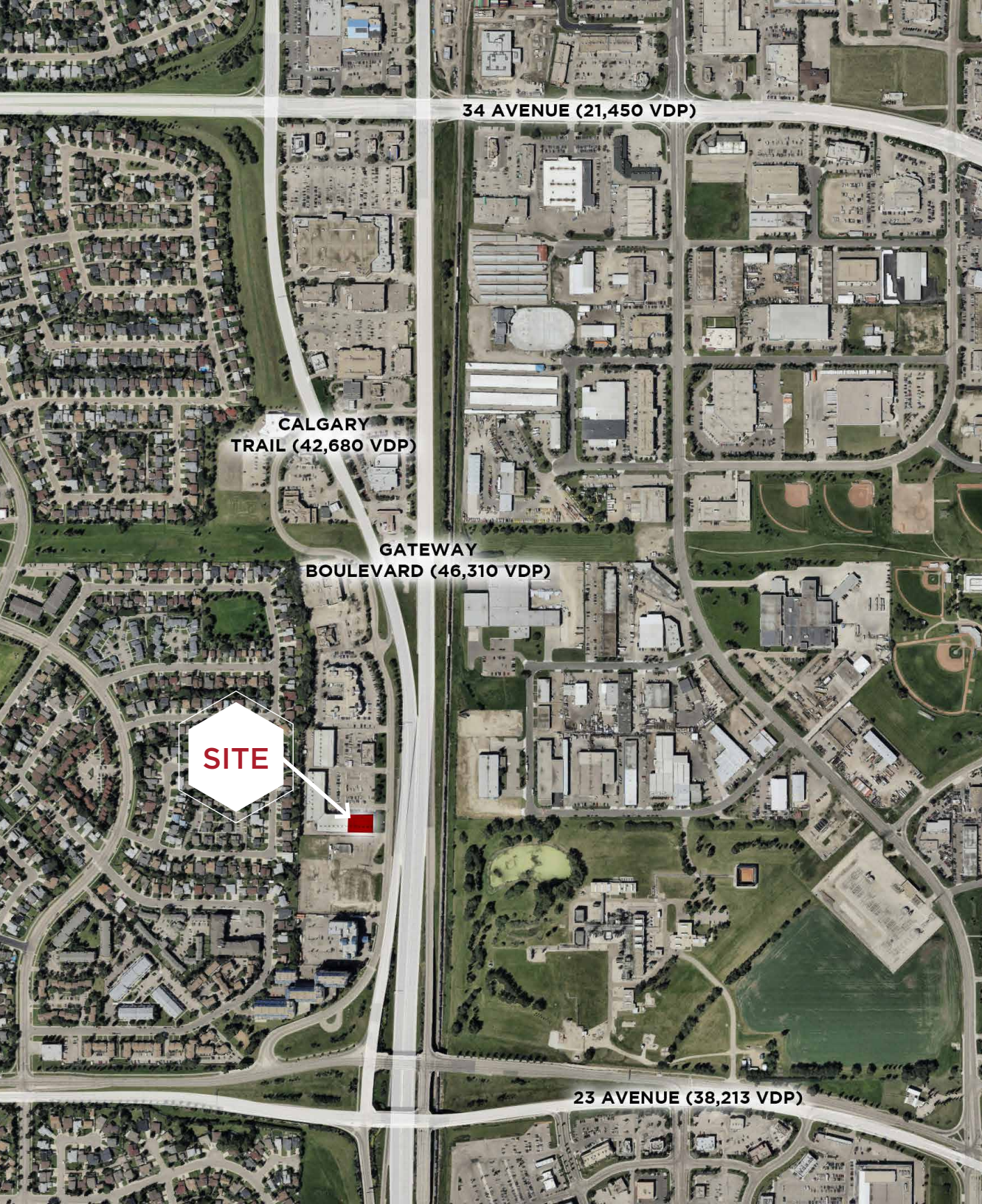
The unit is well-maintained, offering a versatile layout suited for a variety of retail, showroom, or service-oriented businesses. Surrounded by national retailers and major traffic drivers, this property provides easy access to Anthony Henday Drive.

PROPERTY HIGHLIGHTS

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
Utilities:	Condominium Fees: \$4,701.54
Property Taxes (2024):	\$74,553.30

PROPERTY PHOTOS





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

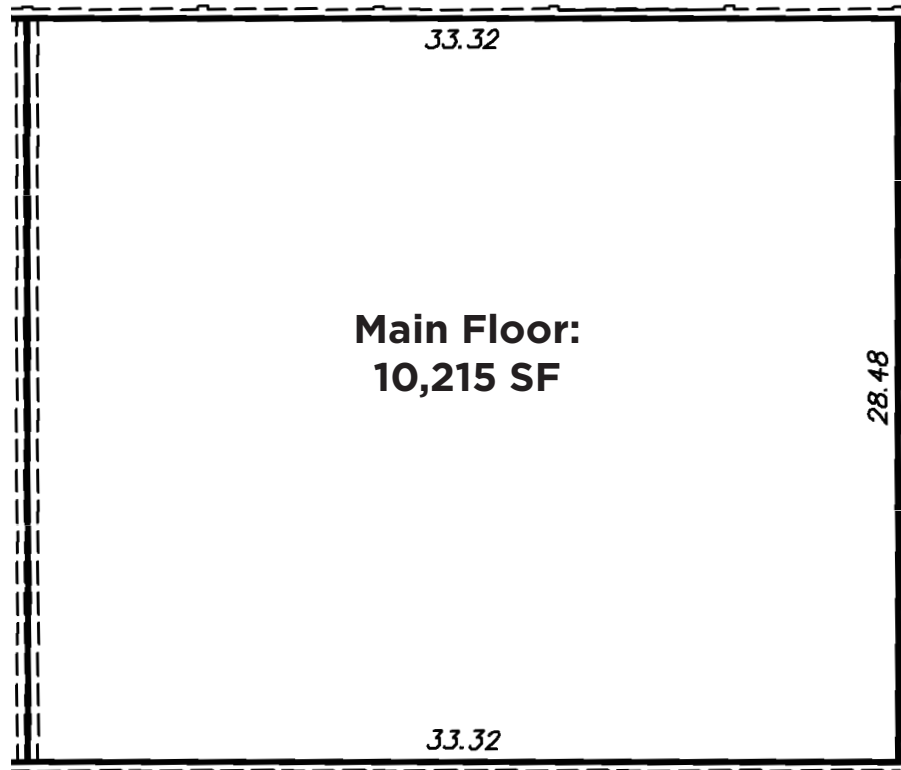


VEHICLES PER DAY (2023)

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

SITE PLAN

MAIN FLOOR



MEZZANINE

