



## Edmonton Alberta

\$17

Discover this prime leasing opportunity on Calgary Trail in Edmonton. This free-standing property, spanning 5,000 square feet across two levels, and conveniently located between Gateway Blvd and Calgary Trail. The main floor is open with large windows and has a commercial kitchen with walk-in coolers and 12 foot canopy already in place. Upstairs offers many options, office space or added flexibility, with potential for a rooftop patio. Four parking stalls included at the rear and ample street parking, accessibility is seamless. Positioned on Calgary Trail Southbound, this location ensures high visibility and exposure. Perfect for a range of businesses. Other Property Types: Office Subject Space Width: 330 Ownership Interest: Private Seller Rights: No Appointment Name: Mark Wilbert Appointment Phone: 780-908-8997 Lease Operating Costs Included: Maintenance of the building and taxes. Paragon Listing ID: E4439786 (id:6769)

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.markwilbert.ca/>

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