

EDMONTON Home Fair

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

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HIGH PROFILE COMMERCIAL CONDO

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

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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 |
| Sale Price: Size: | \$3,370,000 Main Floor: 10,215 SF Mezzanine: 8,800 SF Total: 19,015 SF |
| | Main Floor: 10,215 SF Mezzanine: 8,800 SF |



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



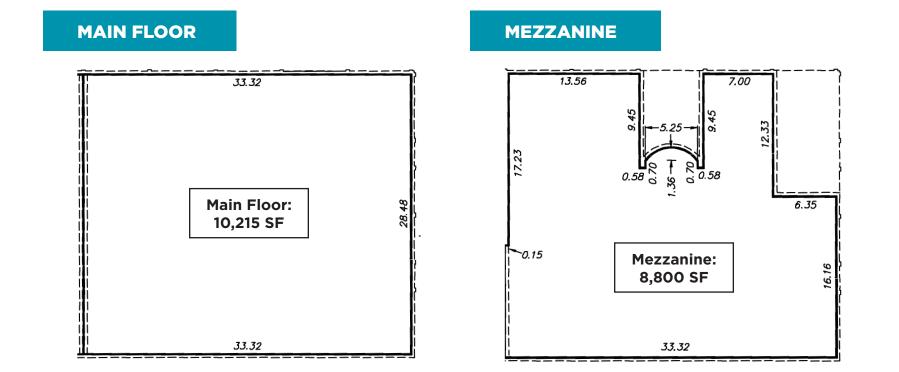
VEHICLES PER DAY (2023)

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

34 Avenue: 21,450

SITE PLAN





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