

FOR SALE

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

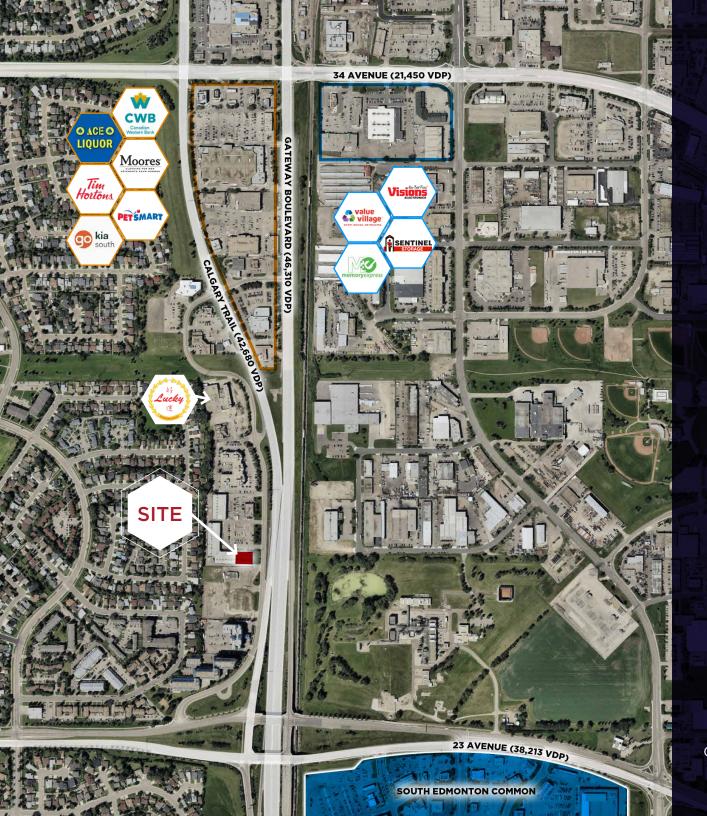
| Municipal Address: | 2804 Calgary Trail NW Edmonton, AB |
|------------------------|--|
| Legal Description: | Condominium Plan 1025554, Unit 1 |
| Zoning: | CG - General Commercial Zone DC2 (332) - Site Specific Development Control |
| Built: | 1993 |
| Sale Price: | \$3,370,000 |
| Size: | Main Floor: 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



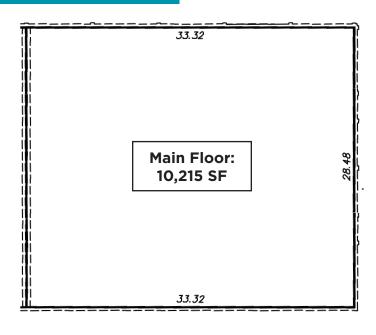
VEHICLES PER DAY (2023)

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

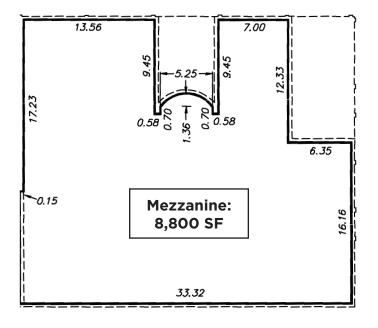




MAIN FLOOR



MEZZANINE



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