

# FOR SALE/LEASE

## CALGARY TRAIL RETAIL/OFFICE SPACE

2920 Calgary Trail, Edmonton, AB



### HIGHLIGHTS

- 2nd floor space totalling 5,555 sq ft ±
- Elevator
- Excellent on-site free parking
- Direct exposure to Calgary Trail
- Traffic counts in excess of 41,000 vehicles per day (2022)
- Excellent access to Calgary Trail, Gateway Boulevard, 23rd Avenue, Anthony Henday and Whitemud Drive

### CONTACT

**SCOTT ENDRES** Partner, Broker  
C 780.720.6541

scott@royalparkrealty.com

**JOEL WOLSKI** Director, Associate  
C 780.904.5630

joel@royalparkrealty.com

**STEVEN BUDJAK** Associate  
C 780.499.2729

steven@royalparkrealty.com



**ROYAL PARK**  
REALTY™

T 780.448.0800 F 780.426.3007  
201, 9038 51 Ave NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)

## PROPERTY DETAILS

MUNICIPAL ADDRESS	2920 Calgary Trail, Edmonton, AB
LEGAL DESCRIPTION	Condo Plan: 1021247; Units: 19 & 21
TYPE OF SPACE	Office/Retail
UNIT 19	4,424 sq ft ±
UNIT 21	<u>1,131</u> sq ft ±
TOTAL	5,555 sq ft ±
ZONING	<a href="#">DC2</a>
PARKING	Ample
BUILT	2008
SITE AREA	3.34 Acres
POSSESSION	Immediate

## FINANCIALS

Sale Price:	\$1,975,000.00
Condo Fees:	\$5,053.47/month(2024) <i>(includes utilities)</i>
Property Taxes:	\$3,148.00/month(2024)

Lease Rate:	\$27.00/sq ft
Operating Costs:	\$16.46/sq ft (2024) <i>(includes utilities)</i>
Term:	Negotiable

## PHOTOS



ROYAL PARK  
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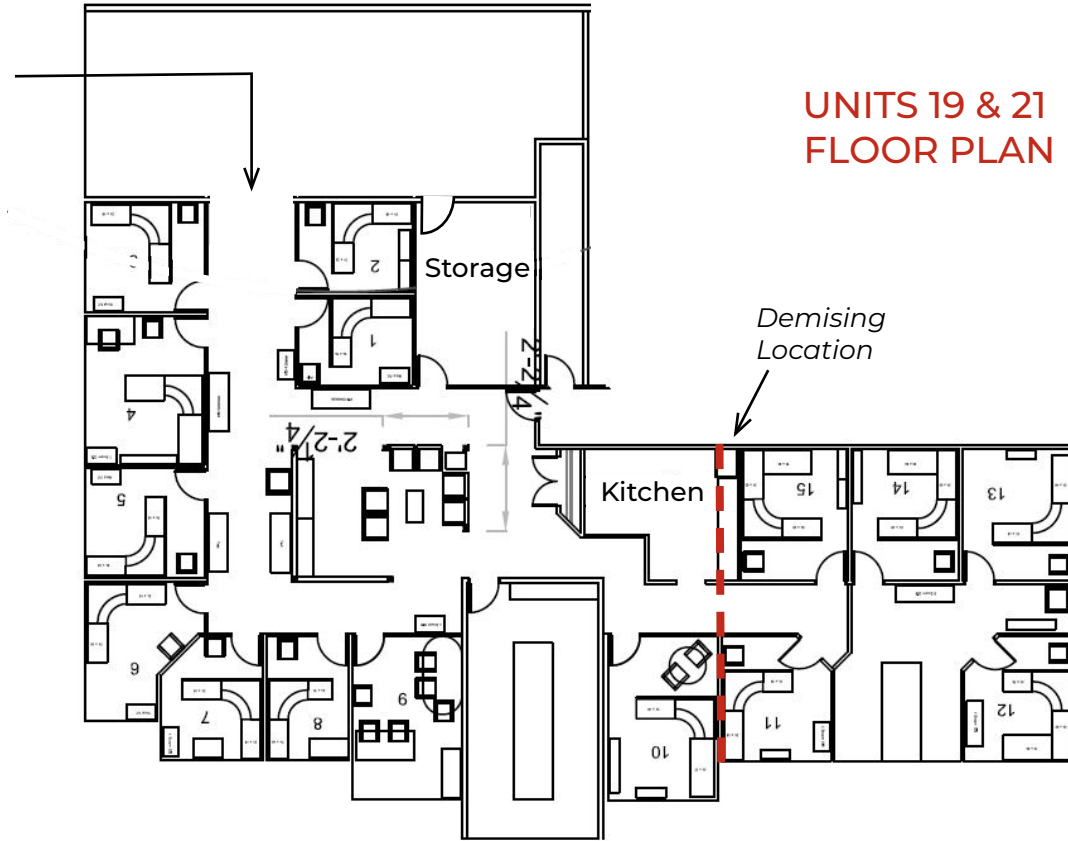
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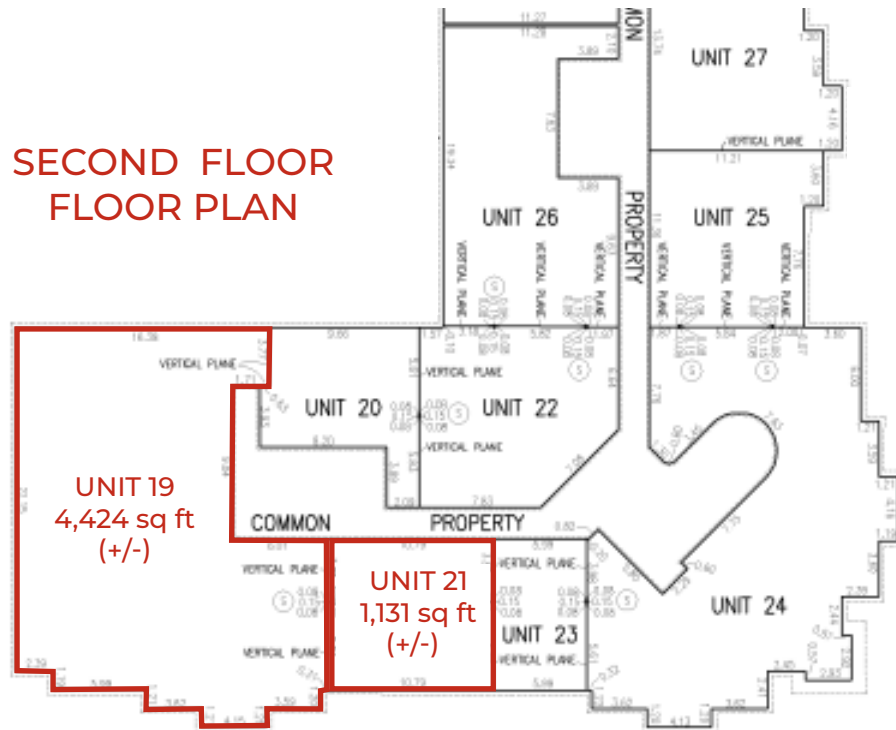
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Proposed Opening

## UNITS 19 & 21 FLOOR PLAN



## SECOND FLOOR FLOOR PLAN



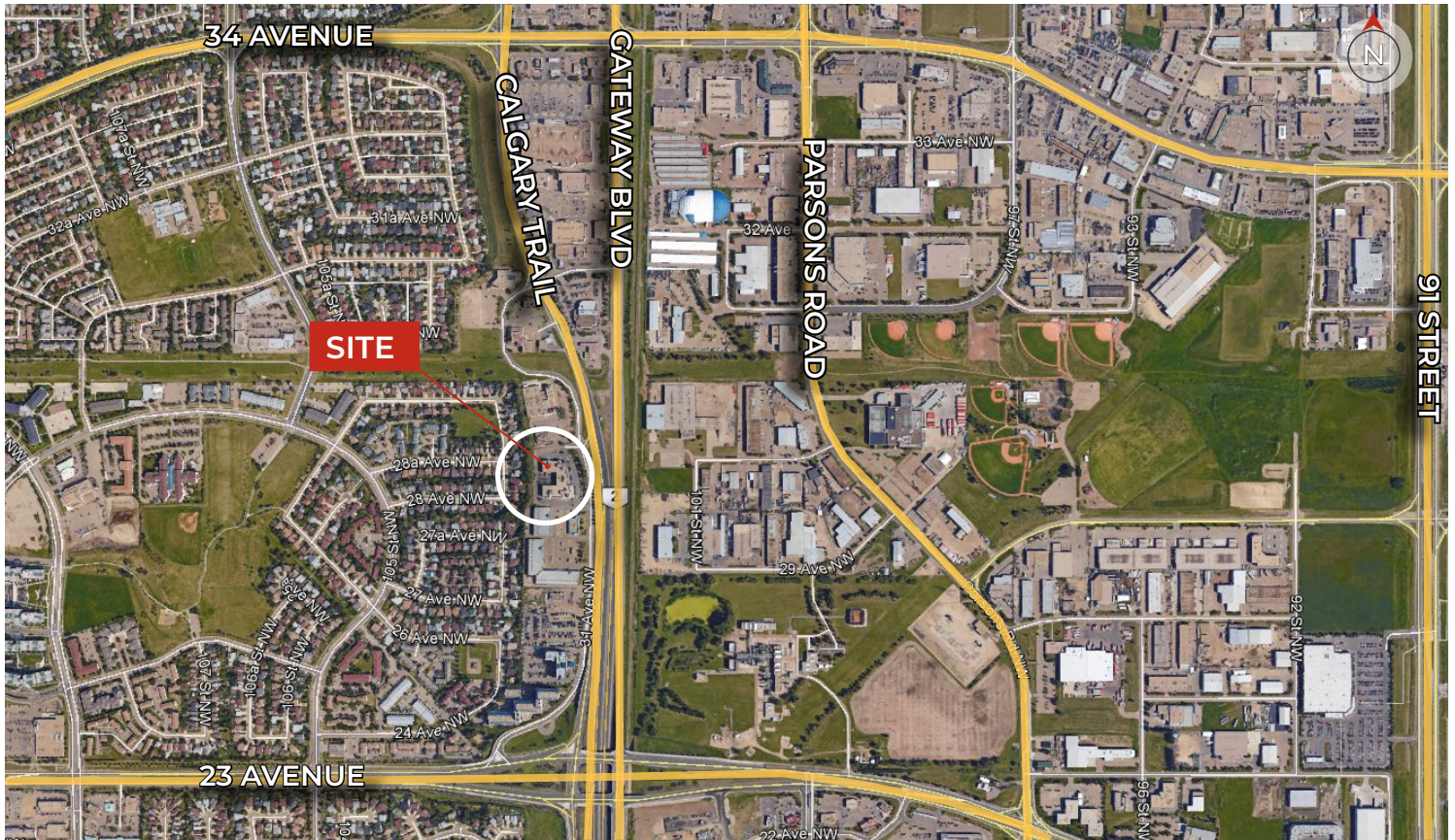
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## Contact Us For More Information



**SCOTT ENDRES**  
Partner, Broker  
C 780.720.6541  
T 780.423.7588  
scott@royalparkrealty.com



**JOEL WOLSKI**  
Director, Associate  
C 780.904.5630  
T 780.423.7599  
joel@royalparkrealty.com



**STEVEN BUDJAK**  
Associate  
C 780.499.2719  
T 780.423.7582  
steven@royalparkrealty.com

### WE BELIEVE:

- The clients' needs are our primary concern.
- Properties should be aggressively marketed using creative sales techniques.
- Service means personal and frequent contact.
- The best approach is a candid and honest one.
- Quality is measured by performance, not promises.



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