

**SIGNIFICANT
PRICE REDUCTION**

NOW \$900,000



Calgary Trail Freestanding Retail/Office Building

7505 - 104 STREET, EDMONTON, AB

FOR SALE

4,900 SF± OVER THREE FLOORS

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Property Highlights

- Opportunity to purchase a high-profile retail/office building on Calgary Trail
- 4,900 sq.ft.± over three floors on 0.10 acre site
 - Main floor (1,700 sq.ft.±) consisting of large showroom, private office area, large open work area (rear), kitchen and bathroom
 - Second floor (1,700 sq.ft.±) consists of multiple private offices and open work areas, and bathrooms
 - Lower Level Suite (1,500 sq.ft.±) consists of multiple private offices, storage areas, and bathroom
- Suitable for owner/users with potential for investment income from other suites
 - Separate vestibule entrance allowing for multiple tenants
- Located in the heart of the Strathcona Junction with direct exposure to average of 21,000 vehicles per day on Calgary Trail (City of Edmonton, 2014)
- Well maintained building with numerous interior renovations
 - Both roof and rooftop units replaced within past 10 years
 - Concrete block construction
- Six parking stalls at rear plus service road and side street parking



ADDITIONAL INFORMATION

BUILDING SIZE	Main Floor:	1,700 sq. ft.±
	Second Floor:	1,700 sq. ft.±
	Lower Level:	1,500 sq. ft.±
	Total Area:	4,900 sq. ft.±
SITE SIZE	0.10 acres±	
ZONING	Direct Control (DC1-19986) - Allows for a wide range of retail and professional uses	
LEGAL DESCRIPTION	Plan 1750R, Block 9A, Lot 2	

SALE INFORMATION


SALE PRICE	\$1,150,000 NOW \$900,000
PROPERTY TAXES	\$18,432.62 (2025 estimate)
AVAILABLE	Negotiable




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